ENVIRONMENTAL ASSESSMENT STATEMENT AND SUPPLEMENTAL STUDIES

Coyle Street Families with Children Transitional Residence

2134 Coyle Street, Brooklyn, NY 11229
Block 7367, Lot 11

CEQR No. 24DHS009K

August 26, 2024

NYC Department of Homeless Services
33 Beaver Street
New York, NY 10004

Prepared by:

CSA GROUP
EST • 1956

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ENVIRONMENTAL ASSESSMENT STATEMENT - SHORT FORM

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* Coyle Street Families with Children Transitional Residence

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DHS009K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of Homeless Services			NAME OF APPLICANT SAME		
NAME OF LEAD AGENCY CONTACT PERSON Michele Sledge, Executive Director NonProfit-Owned Shelter Capacity			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
ADDRESS 33 Beaver Street, 20th Floor			ADDRESS		
CITY New York	STATE NY	ZIP 10004	CITY	STATE	ZIP
TELEPHONE 212-607-5385	EMAIL MSledge@dhs.nyc.go		TELEPHONE	EMAIL	

5. *Project Description*

The New York City Department of Homeless Services ("DHS") is proposing to enter into a long-term multi-year contract ("Proposed Action") with the not-for-profit organization Westhab ("Provider") to operate a transitional residence ("Facility") for up to 175 families with children (up to 452 residents) in a new 7-story building to be constructed ("Proposed Project") at 2134 Coyle Street in Sheepshead Bay, Brooklyn ("Site"). The new building would be constructed as-of-right by a third-party developer, who would rely on the multi-year contract between the Provider and DHS to secure project financing.

The entering into this contract with the Provider is a discretionary action requiring DHS to comply with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review (CEQR) process found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review (SEQRA).

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 15	STREET ADDRESS 2134 Coyle Street
TAX BLOCK(S) AND LOT(S) Block 7367, Lot 11		ZIP CODE 11229
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS West side of Coyle Street between Avenues U and V.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6A		ZONING SECTIONAL MAP NUMBER 29a

6. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☐ YES ☒ NO ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☐ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☒ FUNDING OF PROGRAMS, specify: transitional residence
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 36,000
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 36,000
Other, describe (sq. ft.): 0

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 110,265
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 110,265
HEIGHT OF EACH BUILDING (ft.): 85 feet
NUMBER OF STORIES OF EACH BUILDING: 7

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length)
VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)			110,265	
Type (*e.g.,* retail, office, school)	units			

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 452 NUMBER OF ADDITIONAL WORKERS: 61
Provide a brief explanation of how these numbers were determined: Obtained from the provider

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The Future No-Action Condition assumes that the existing buildings on the Site would be demolished and the Site redeveloped with an 8-story mixed-use building containing approximately 103,321 sf of residential space (providing approximately 148 DUs) and 32,087 sf of commercial space, for a total building area of 161,408 sf. The Facility proposed in the With-Action Condition would be comprised of 110,265 sf of community facility space (175 units). The increment for analysis would therefore be comprised of 110,265

sf of community facility space. There would be negative increments of 32,087 sf of commercial space, 51,143 sf of total building area, 15 feet of building height and 54 parking spaces. The incremental residential population would be 112 while there would be a negative increment of 26 workers.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2026

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: public facilities and institutions

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form. See attached		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☒	☐
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions. See attached		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☒	☐
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☐
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Section 3.9, Hazardous Materials, of the Supplemental Report	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See Section 3.9, Hazardous Materials, of the Supplemental Report	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☒	☐
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☒	☐

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 8,477		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 13,970,576		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Donald E. Ehrenbeck, AICP, P.P./CSA Group	8/23/2024

SIGNATURE Donald E. Ehrenbeck

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Executive Director, NonProfit-Owned Shelter Capacity	NYC Department of Homeless Services
NAME: Michele Sledge	DATE: August 26, 2024
SIGNATURE: Michele Sledge	

NEGATIVE DECLARATION (Use of this form is optional)

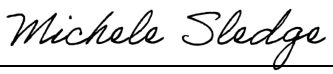
Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, NYC Department of Homeless Services assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:
Would not have significant adverse, unmitagatible impacts on landuse, zoning, public policy, zoning, socioeconomics, community facilities, open space, shadows, historic and cultural resources, urban design and visul resources, natural resources, hazardous materials, water and sewer infrastructure, soild waste and sanitation, energy, transportation, air quality, greenhouse gas, noise, public health and neighborhood character.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
Executive Director, NonProfit-Owned Shelter Capacity	Department of Homeless Services
NAME Michele Sledge	DATE August 26, 2024
SIGNATURE 	

1.0 PROJECT OVERVIEW

The New York City Department of Homeless Services (DHS) is proposing to enter into a long-term contract (Proposed Action) with the not-for-profit organization Westhab (Provider) to operate a transitional residence (Facility) for up to 175 families with children (up to 452 residents) in a new 7-story building to be constructed (Proposed Project) at 2134 Coyle Street in Sheepshead Bay, in Brooklyn, Community District 15 (Site). The new building would be constructed as-of-right by a third-party developer, who would rely on the multi-year contract between the Provider and DHS to secure project financing.

1.1 Existing Site Condition

The Site is located in south Brooklyn, on Block 7367, Lot 11 (**Figures 1 through 4**). The approximately 36,000-square-foot (sf) lot is bound by a one-story commercial building to the north; Coyle Street to the east; a one-story drycleaner to the south; and multiple two-story residential buildings to the west. The relatively level property has 360 feet of frontage along Coyle Street and is improved with a one-story slab-on-grade warehouse in the southern part of the Site, a two-story hardware supply store with partial cellar, an asphalt-paved open-air storage yard in the central part of the Site, and a one-story commercial building occupied by a retail store in the northern part of the Site. There is a curb cut along Coyle Street to the open-air storage yard at the midblock.

1.2 Description of the Proposed Facility

Construction of the new 7-story, 110,265 sf building is scheduled to begin in Q4 2024 with completion anticipated by early 2026. The Facility, which would house up to 452 residents in 175 dwelling units (DUs), is expected to be operational in Q1 or Q2 2026.

The proposed building would be constructed on the eastern side of the Site, and would occupy a footprint of approximately 15,500 sf. About 13,000 sf of this area would be excavated to between 11 and 12 feet below grade surface (bgs) to construct a cellar level. An approximately 2,700 sf area in the southern part of the new building footprint and an approximately 9,960 sf area along the western part of the Site would be excavated to a maximum depth of 5 feet bgs. The 9,960 sf area would contain paved parking and an outdoor recreation/playground area.

The building's cellar would contain offices, a staff break room, a workshop, compactor room, storage, bicycle storage, a laundry room, and the building's mechanical, electrical and fire/water service rooms. The ground floor would contain multiple uses including the main lobby, a security area, administrative offices, a conference room, indoor recreation space, and some DUs, while the upper floors (2 - 7) would contain the remaining DUs (**Table 1**). The Facility would employ 61 full-time employees who would provide case management and life skills training, job placement assistance from employment specialists, permanent housing assistance from housing specialists, healthcare referral services, and food services.


Bronx
Manhattan
Queens
Brooklyn
Staten Island
N
Site
Source: Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data;
0.5 0.25 0 0.5 1 1.5
Miles
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Figure 1
Regional Location Map
Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027

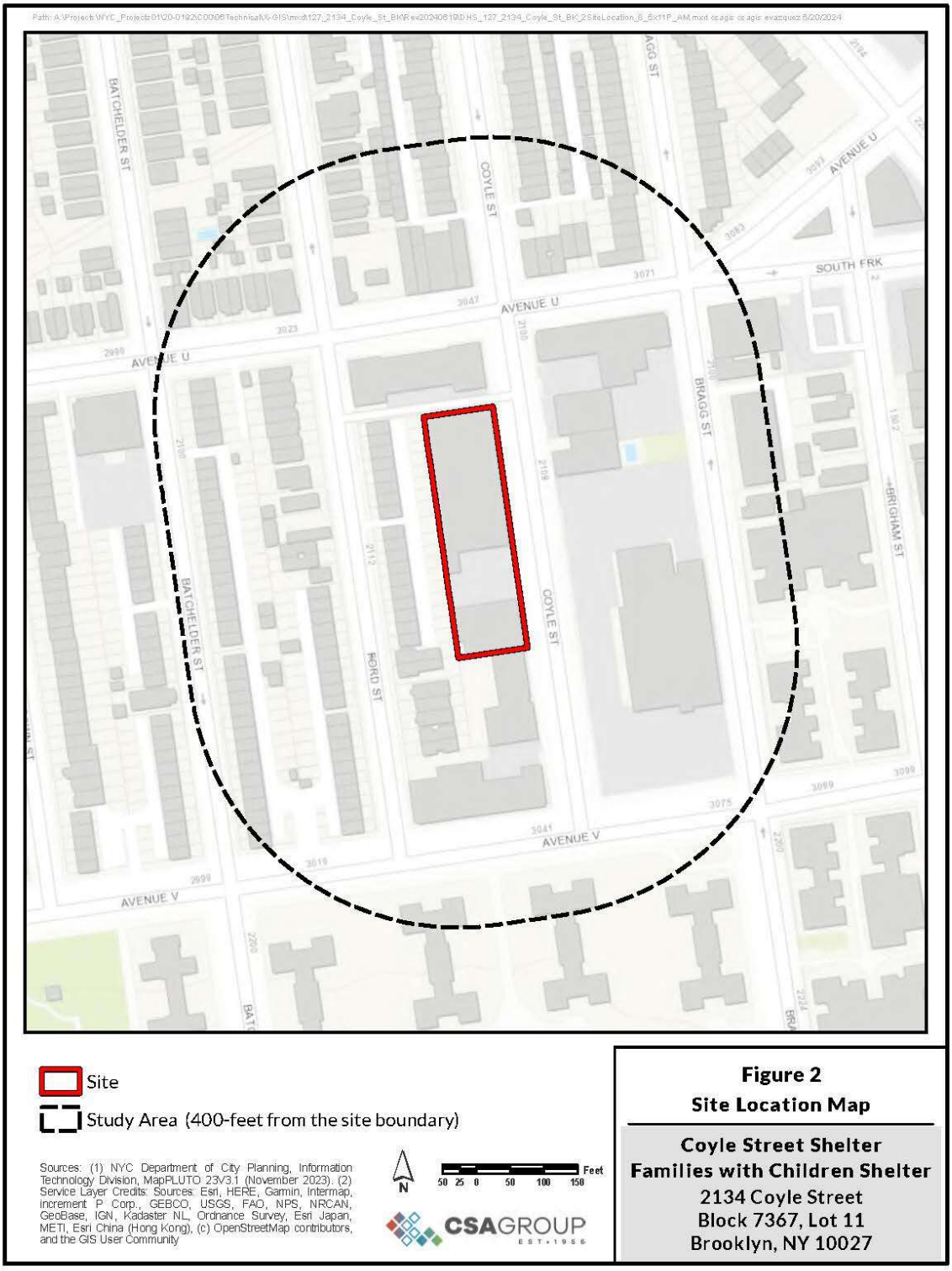


Figure 2
Site Location Map

Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027

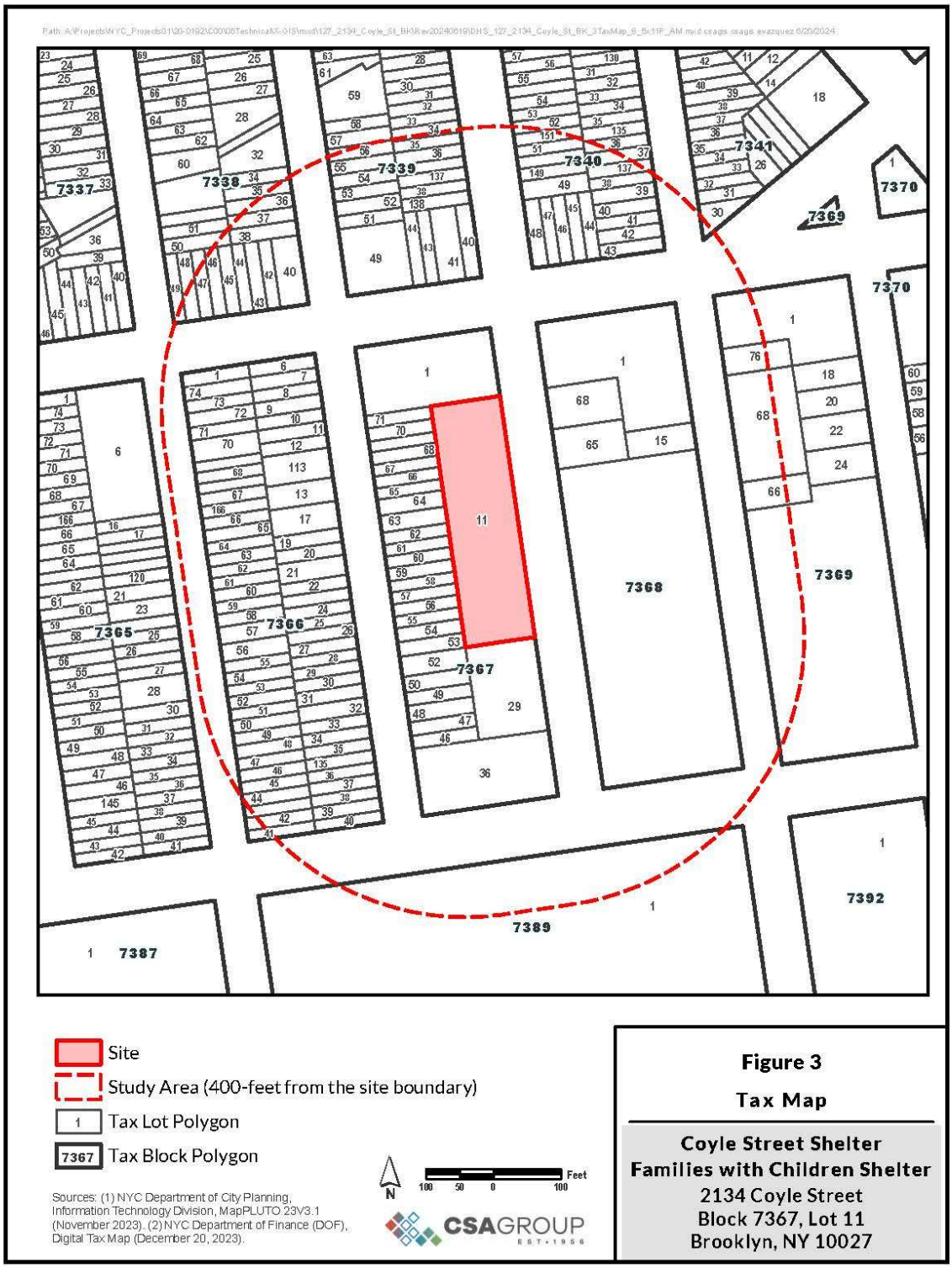


Figure 3

Tax Map

Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027

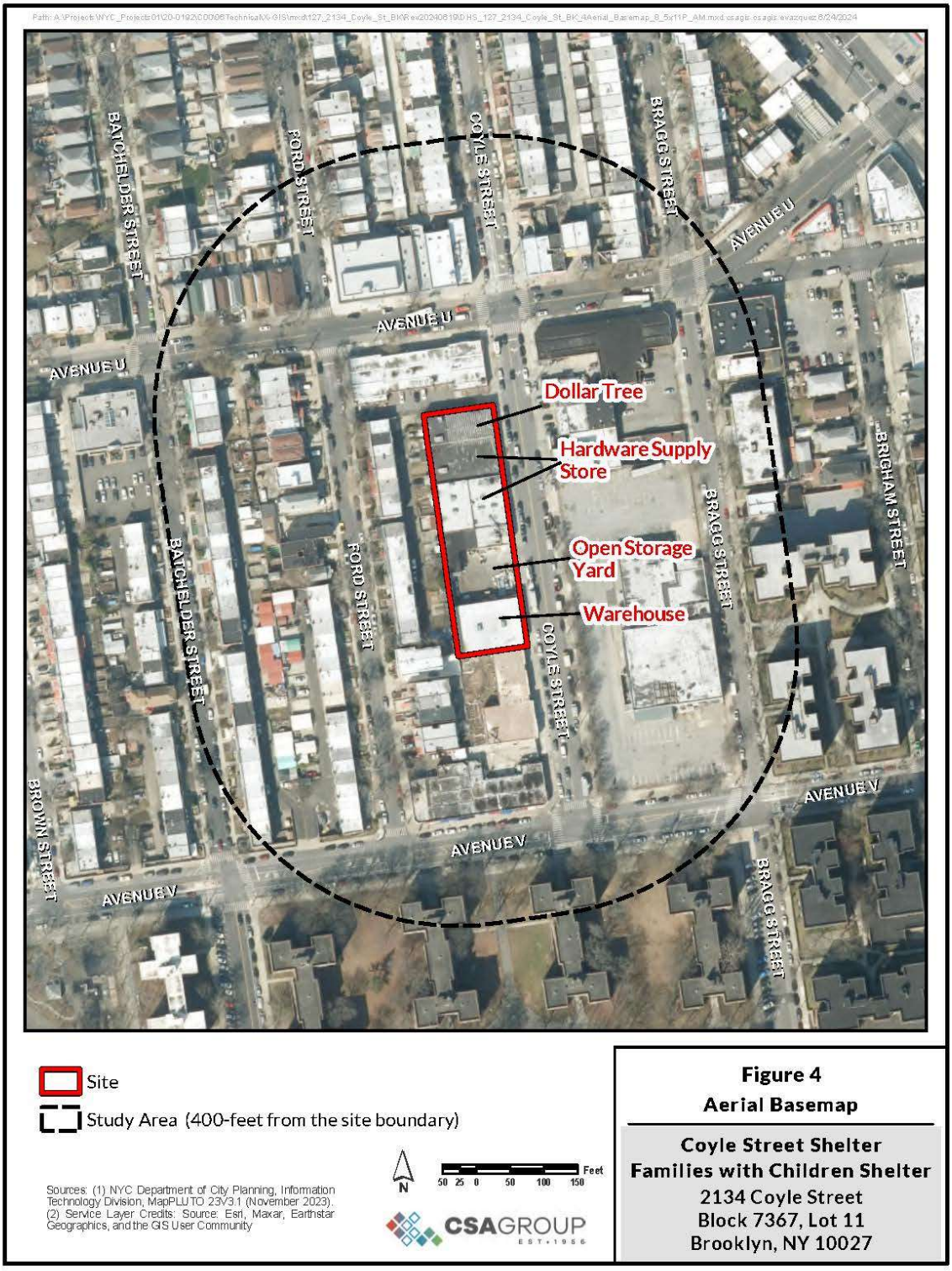


Figure 4
Aerial Basemap

Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027

Table 1
Dwelling Unit Distribution

Floor	Studio	1BR	2BR	Total
1	16	3	0	19
2	20	4	4	28
3	24	4	2	30
4	24	4	2	30
5	24	4	2	30
6	13	4	2	19
7	13	4	2	19
TOTAL	134	27	14	175
%	77%	15%	8%	

1.3 Purpose and Need

The City of New York is mandated by law and court order to provide housing to every eligible homeless family and individual who seeks it and must do so on an immediate basis. Thus, DHS must have sufficient shelter capacity to meet fluctuations in shelter demand. According to the Department of Homeless Services *Daily Report* published August 23, 2024, there are 19,409 families with children (63,158 individuals) residing in New York City shelters. Operation of the proposed Facility is critical for DHS to meet immediate and long-term capacity demands.

DHS also requires the shelter providers they contract with to assist clients in moving out of shelter and into permanent housing as quickly as possible. The goal is accomplished by the provision of a variety of social services designed to assist individuals look for and obtain permanent housing, and in achieve economic stability so that once they exit the shelter, they remain housed in the community. Pursuant to DHS's client responsibility program at all of its shelters, all clients are required to work with shelter staff to develop an Independent Living Plan with specific tasks they must complete to achieve independence from shelter as well as deadlines for completion. At present, DHS directly runs or oversees the operation of more than 200 facilities across the City, serving tens of thousands of people a day.

1.4 The Proposed Action

The Proposed Action is defined as DHS entering into a long-term contract with Westhab to operate a transitional residence for up to 175 families with children in a new 7-story building to be constructed by a third-party developer as-of-right. While the DHS/Westhab contract comprises the Proposed Action, the construction and operation of the transitional housing development comprises the Proposed Project.

DHS's contracting with this Provider is is a discretionary action requiring compliance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review (CEQR) process

found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review (SEQRA). This Environmental Assessment Statement (EAS) fulfills DHS's CEQR requirements.

2.0 ANALYSIS FRAMEWORK

2.1 Analysis Year

Construction of the new building is scheduled to begin in Q4 2024 with completion anticipated by Q1 2026. The Facility is expected to be operational shortly thereafter. As a result, the analysis year assumed for this environmental review is 2026.

2.2 Reasonable Worst-Case Development Scenario

This environmental assessment examines the potential effects of the Reasonable Worst-Case Development Scenario which in this case is the Proposed Action (With-Action Condition), compared to the future without the Proposed Action (No-Action Condition), which are each described below, for analysis year 2026. The incremental difference between the future No-Action and future With-Action conditions serves as the basis for the analysis of this environmental review.

2.3 The Future Without the Proposed Action (No-Action Condition)

The Future No-Action Condition assumes that the existing buildings on the Site would be demolished, and the Site redeveloped to its highest and best use.

In August 2021 the Site was re-zoned from an R4/C1-2 district to a R6A/C2-4 district to allow a new five-story mixed-use residential and commercial building (CEQR No. 21DCP123K). With the mixed-use project, the existing Dollar Tree retail space would remain and an additional 21,403 sf of retail space would be provided at the street level with residential uses located above. Approximately 148 DUs would be provided along with approximately 195 accessory parking spaces in two below-grade cellars.

With a building height of 55-feet (70 feet including bulkhead) and up to 195 accessory parking spaces, the mixed use development would have a shorter building height than permitted by zoning but contain more than the minimum amount of required accessory parking.

For analysis framework purposes, this EAS assumes that that in the No-Action Condition, the Site would be developed to the maximum extent permitted by zoning. This translates into an 8-story, 161,408 sf mixed-use residential and commercial building with a height of 100 feet (85-feet plus 15-foot bulkhead), containing 103,321 sf of residential area (148 DUs), 32,087 sf of ground floor retail area, and 63 accessory below-grade parking spaces.

2.4 The Future with the Proposed Action (With-Action Condition)

In the Future With-Action Condition, DHS and Westhab would enter into a long-term contract to operate a transitional residence for up to 175 families with children (up to 452 residents) in a new 7-story, 110,265 sf building to be constructed on the Site by a third-party developer as-of-right. The building would have a height of 85 feet (75-feet plus 10-foot bulkhead) and contain 175 DUs. No zoning or land use changes are required for the Proposed Action or to facilitate the construction of the new building.

2.5 Project Increment

Assuming the No Action condition, the site was developed to the maximum extent allowed by zoning as described above, the increment for analysis purposes would be comprised of 110,265 sf of community facility space and 112 residents, see **Table 2**. There would be negative increments in overall building square feet, residential space, and commercial space as shown below. As compared to the No Action condition, there would be a decrease in DUs, parking spaces, and number of employees; and a shorter building.

Table 2
Analysis Increment
(Comparison of No-Action and With-Action Land Uses)

Use, Building Height, and Populations	No-Action Condition	With-Action Condition	Increment
Residential Floor Area (gsf)	103,321	0	-103,321
Dwelling Units	148	0	-148
Commercial Floor Area (gsf)	32,087	0	-32,087
Community Facility Floor Area (gsf)	0	110,265	110,265
Total Building Area (gsf)	**161,408**	**110,265**	**-51,143**
Parking Spaces	63	9	-54
Building Height	8 stories, 100 feet	7 stories, 85 feet	-1 story (-15 feet)
Number of Residents	340[1]	452[3]	112
Number of Employees	87[2]	61[3]	-26

Notes:

[1] Source: 2020 U.S. Census, average household size of 2.3 in Census Tract 570.
[2] Assumes 1 employee per 400 sf of retail space (80 employees), 1 employee per 50 parking spaces (1 employee) and 1 employee per 25 DUs (6 employees).
[3] With-Action number of residents and employees are based on information provided by Westhab.

3.0 CEQR TECHNICAL AREAS SCREENING

This EAS has been prepared in accordance with the guidelines and methodologies presented in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*. For each analysis area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary analyses were conducted for all aspects of the proposed action to identify if detailed analysis of any technical area would be warranted.

Part II of the EAS Short Form identified technical areas that warrant additional assessment: Land Use, Zoning and Public Policy, Hazardous Materials, Water and Sewer Infrastructure, Transportation, and Noise. Based on the findings of the additional assessment, none of these areas warrant further study. The remaining technical areas included in the *CEQR Technical Manaul* do not trigger thresholds and thus additional assessment was not required.

3.1 Land Use, Zoning and Public Policy

A land use, zoning, and public policy assessment analyzes a project's compatibility and consistency with the land use patterns and development trends in the area and determines whether a project would

generate land use changes. Similarly, the assessment considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The Site is in Sheepshead Bay, Brooklyn. Sheepshead Bay is generally bound by Ocean Parkway to the west; Avenue T and Kings Highway to the north; Nostrand Avenue and Gerritsen Avenue to the east; and the Atlantic Ocean to the south.

Consistent with the guidance contained in the *CEQR Technical Manual*, which states that unless a project involves a large-scale, high-density development or is a generic project, and when indirect effects are not anticipated, the Study Area for land use and zoning is defined as the Site and the area within 400 feet of the Site's boundaries. The study area for this project generally extends to Bragg Street to the east, Avenue V to the south, Batchelder Street to the west, and a line approximately 250 north of Avenue U to the north. A field survey was conducted on March 25, 2024 to ascertain the existing land use patterns and neighborhood characteristics of the study area (see **Attachment 1** for Site Photographs).

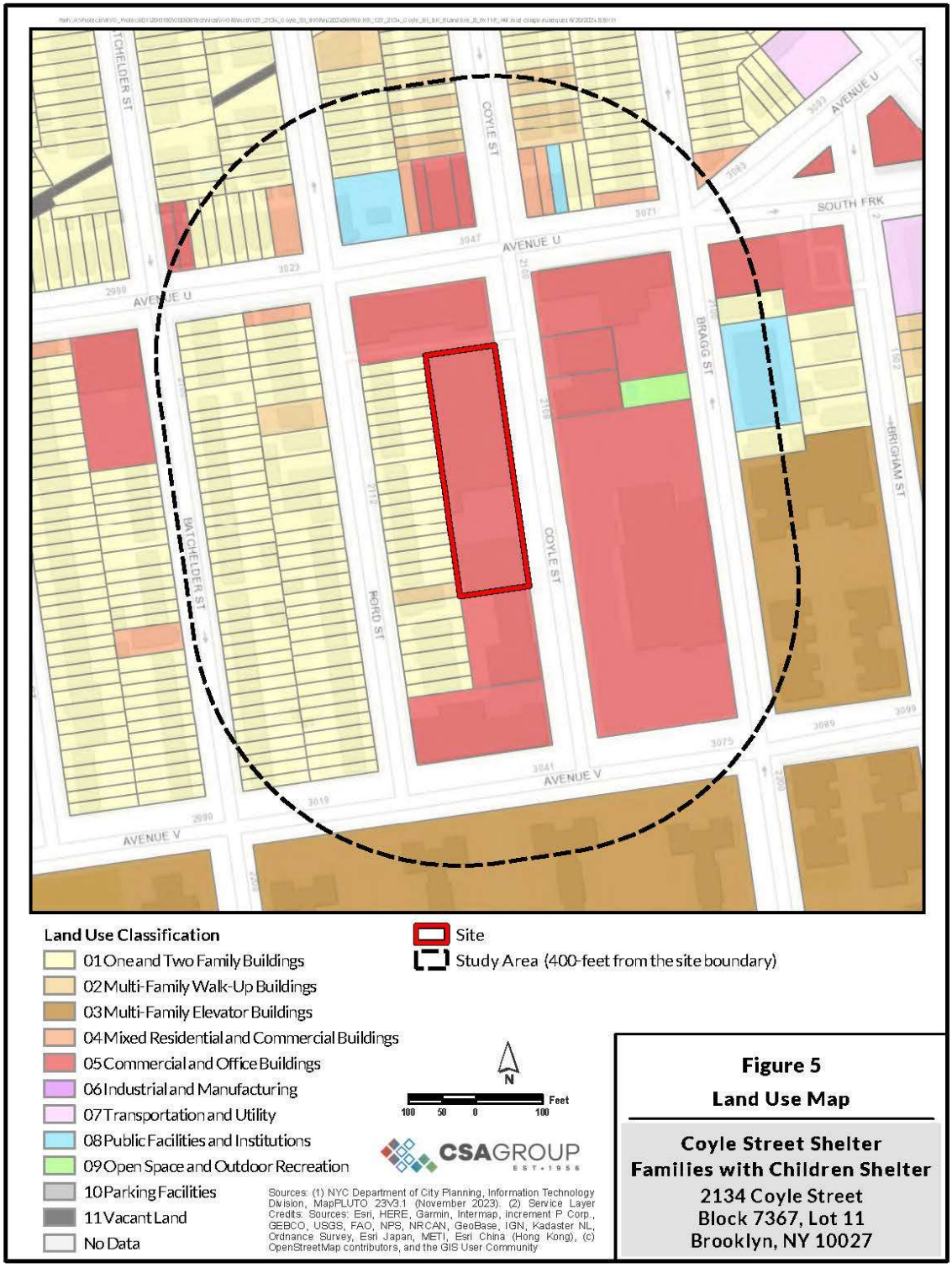
3.1.1 Land Use and Zoning

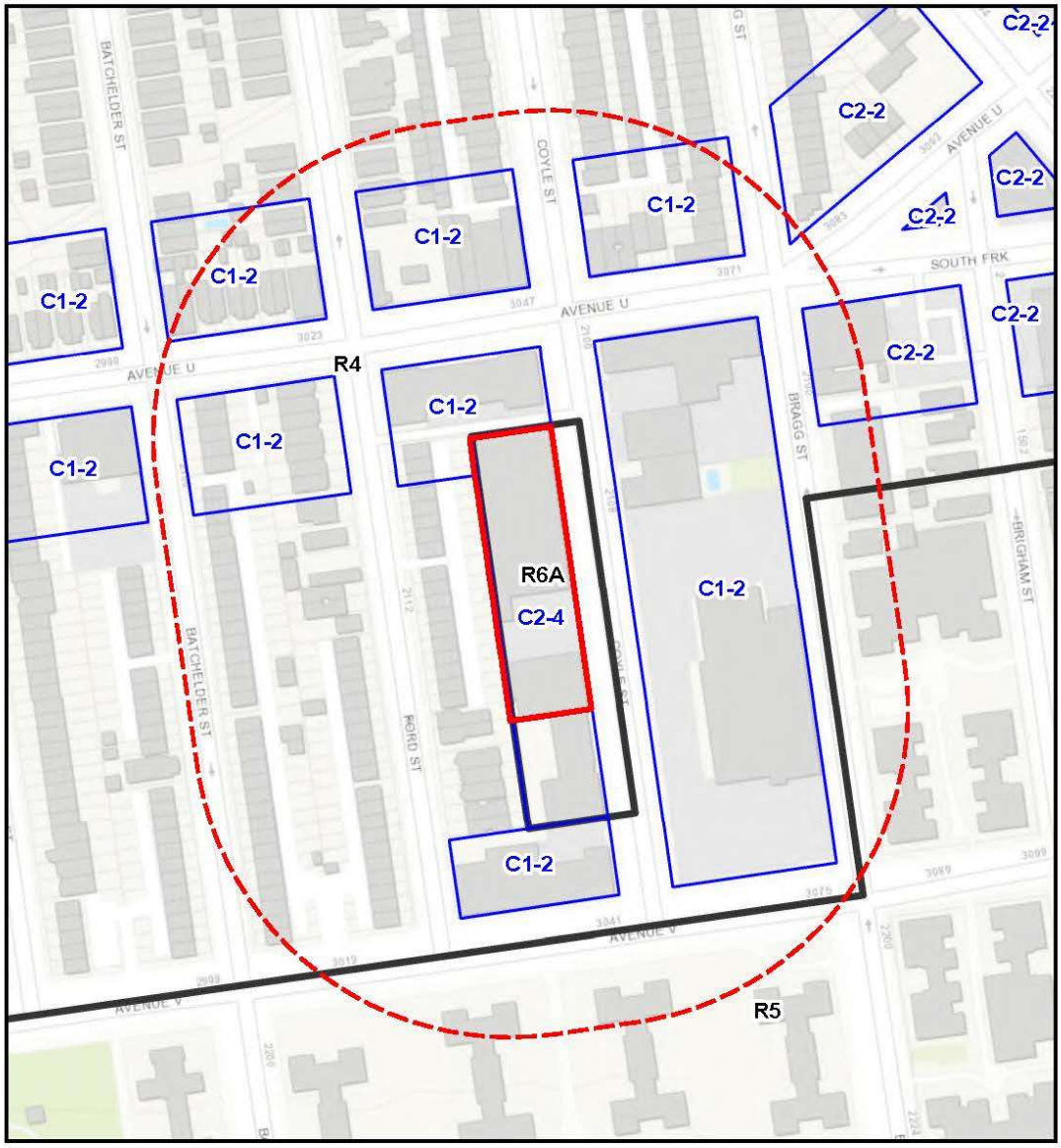
Site

The Site is located at 2134 Coyle Street on Block 7367, Lot 11. The approximately 36,000-sf lot is relatively level and contains approximately 26,430 sf of commercial floor space across three one-story buildings (Buildings A-C). The northern building (Building A) is occupied by Dollar Tree general retail store. The two southern buildings (Buildings B and C) are occupied a hardware supply retailer in the southern portion of the lot. All three buildings are built to Coyle Street with no setback. The Site also contains an open parking and loading area between the two hardware supply retail buildings. There is a curb cut along Coyle Street to the off-street parking and loading area (**Figures 4 and 5**).

The Site is located in an R6A residential zoning district with a C2-4 commercial overlay (**Figure 6**). R6A is a contextual zoning district where Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. R6A districts allow a maximum FAR of 3.0. Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet (or 75 feet with a qualifying ground floor). Higher maximum FAR and heights are available for buildings that provide affordable housing and are located within a designated inclusionary housing area. Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units.

C2-4 districts are commercial overlay districts mapped within residence districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C2 districts permit a range of uses (Use Groups 5-9) such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. C2-4 districts require one parking space per 1,000 square feet of floor area for general retail or service uses. A waiver is available for required commercial parking fewer than 40 spaces.


BATCHELDER ST
COYLE ST
AVENUE U
SOUTH FRK
BRAGG ST
BRIGHAM ST
HORD ST
AVENUE V
3047
3071
3023
2999
3041
3075
3089
3099
3019
2999
Land Use Classification
01 One and Two Family Buildings
02 Multi-Family Walk-Up Buildings
03 Multi-Family Elevator Buildings
04 Mixed Residential and Commercial Buildings
05 Commercial and Office Buildings
06 Industrial and Manufacturing
07 Transportation and Utility
08 Public Facilities and Institutions
09 Open Space and Outdoor Recreation
10 Parking Facilities
11 Vacant Land
No Data
Site
Study Area (400-feet from the site boundary)
N
100 50 0 100 Feet
CSAGROUP EST. 1956
Sources: (1) NYC Department of City Planning, Information Technology Division, MapPLUTO 23V3.1 (November 2023). (2) Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Figure 5
Land Use Map
Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027



Site
Study Area (400-feet from the site boundary)
Commercial Districts
Zoning Districts

Sources: (1) NYC Department of City Planning, Information Technology Division, MapPLUTO 23v3.1 (November 2023). (2) NYC Department of City Planning, Technical Review Division, Zoning Features ESRI File Geodatabase (November 2023), Zoning Map 29a. (3) Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

N
100 50 0 100 Feet

CSAGROUP EST. 1956

Figure 6
Zoning Map

Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027

Study Area

Land uses within the Study Area are predominately comprised of residential and commercial uses. One- and two-family residences are located to the north and west, the New York City Housing Authority (NYCHA) Nostrand Houses are to the south, and commercial uses are to the east. The Nostrand Houses contain sixteen 6-story multifamily elevator buildings across 23.8-acres. The block to the east of the Site is developed entirely with commercial uses, including a grocery store (vacant), beverage distributor, and flooring supply store. Farther east is a mixture of multi-family residences, one-family residences, a daycare, and a pharmacy. Other than commercial uses along Avenue U, the areas to the north and west of the Site are almost exclusively residential uses with a mix of one-and two- family and multi-family residences.

Future No-Action Condition

Site

In the future without the Proposed Action, it is assumed that the Site would be developed with an 8-story, 161,408 sf mixed-use residential and commercial building with a height of 100 feet (85-feet plus 15-foot bulkhead), containing 103,321 sf of residential area (148 DUs), 32,087 sf of ground floor retail area, and 63 accessory below-grade parking spaces.

In the future without the Proposed Action, no zoning changes are anticipated on the Site.

Study Area

The study area is a densely developed neighborhood with very few properties with redevelopment potential. According to NYC Department of City Planning and NYC Department of Buildings records, no substantial land use changes are expected to occur in the study area by the Build Year of 2026.

Future With-Action Condition

Site

In the future with the Proposed Action, a new 7-story building would be constructed on the Site and used by the Provider as a shelter for up to 175 families with children.

The use of the building as a transitional residence would be compatible with the surrounding residential land uses. Transitional residences operate similarly to a residential building by providing living accommodations where residents would sleep and eat and come and go throughout the daytime hours like other residential uses (there will be a nighttime curfew). However, it is distinct from traditional residences as supportive services will be provided to the residents, including but not limited to residential services, case management, counselling, permanent housing planning, referrals to medical and mental health services, and referrals for employment services. In the future with the Proposed Action, no zoning changes would be required as the proposed use of the building (Use Group 3, community facility with sleeping accommodations) is permitted by the site's current R6A zoning designation.

Study Area

In the future with the Proposed Action, it is also expected that the current land use trends and general development patterns would continue. These trends and patterns are characterized by a mix of uses and are primarily residential.

The Proposed Action would not alter or impact zoning in the Study Area by the build year.

Conclusion

The Proposed Action would not result in significant adverse impacts on land use or zoning. Therefore, a detailed analysis of land use or zoning is not warranted.

3.1.2 Public Policy

The mission of DHS is to prevent homelessness wherever possible and provide short-term emergency shelter and re-housing support whenever needed. In accordance with its mission, DHS teams with hundreds of shelter providers throughout the City, business and faith-based leaders, and community members to meet the growing need of the City's homeless. As explained in Section 1.1 (*Purpose and Need*), New York City also has a legal obligation to provide housing to every eligible homeless family and individual who seeks it and must do so on an immediate basis. Use of the capacity that the new shelter would provide, as well as suitable sites in other boroughs and community districts, is necessary to meet demand for shelter.

The goal of DHS' shelter providers is to assist homeless people move out of shelter and into permanent housing as expeditiously as possible. This goal is accomplished through the provision of a variety of social services designed to assist individuals look for and obtain permanent housing and achieve economic stability, so that once they exit the shelter, they remain housed in the community. Pursuant to DHS's client responsibility program at all of its shelters, all clients are required to work with shelter staff to develop an Independent Living Plan with specific tasks they must complete, and deadlines for completion, to achieve independence from shelter. At present, DHS directly runs or oversees the operation of more than 200 facilities across the City, serving tens of thousands of people a day.

The Site is not located within a designated Industrial Business Zone, a Business Improvement District, a designated historic district, or within an area defined by an adopted 197-a Plan; nor would the Proposed Action involve the siting of any public facilities (which would require a Fair Share analysis). The Site is located within New York City's coastal zone and the Proposed Action must be assessed for consistency with New York City's Waterfront Revitalization Program (WRP).

In addition, three adopted city public policies are applicable to both the primary and secondary study areas: *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, *OneNYC 2050: Building a Strong and Fair City*, and New York City's *Food Retail Expansion to Support Health (FRESH)* Program.

Waterfront Revitalization Program

The Site is within the City's Coastal Zone; accordingly, the Proposed Action is subject to review for consistency with the policies of the New York City Waterfront Revitalization Program (WRP). The City Planning Commission, acting as the City Coastal Commission, and the Department of City Planning administer the WRP, to ensure that local discretionary actions in the Coastal Zone are subject to review.

The WRP seeks to maximize environmental conservation, public use of the waterfront and economic development, while minimizing conflicts among these goals. The WRP establishes ten policies for the development and use of the waterfront, and each policy contains a list of related goals:

1. Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

2. Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.

3. Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.

4. Protect and restore the quality and function of ecological systems within the New York City coastal area.

5. Protect and improve water quality in the New York City coastal area.

6. Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

7. Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

8. Provide public access to, from, and along New York City's coastal waters.

9. Protect scenic resources that contribute to the visual quality of the New York City coastal area; and

10. Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

The WRP Consistency Assessment Form (CAF), provided in **Attachment 2**, lists the WRP policies and related goals and indicates whether the With-Action Condition would promote or hinder that policy, or whether that policy would be applicable. The Proposed Project would promote WRP policies by facilitating development that would incorporate adaptive strategies and manage the release of stormwater generated on the Site. The WRP for the Proposed Project was reviewed by the Department of City Planning's Climate and Sustainability Planning Division, who affirmed via email on June 6, 2024, that the Proposed Project would not hinder the achievement of any WRP policy (see Attachment 2).

Housing Our Neighbors: A Blueprint for Housing and Homelessness

On June 14, 2022, the Adams administration released *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a comprehensive plan intended to cover the entire spectrum of New Yorkers' housing needs and options, including City-subsidized affordable housing, public housing, private market-rate

housing, and greater support programs for New Yorkers experiencing homelessness. The plan is the result of an extensive stakeholder input and community engagement process, which included direct engagement with New Yorkers who are experiencing or having experienced homelessness and outlines major steps the Adams administration will take up:

- Significantly expand affordable homeownership opportunities and help communities build and maintain wealth.

- Accelerate the creation of supportive housing by completing the 15,000 supportive homes promised by 2030 two years ahead of schedule.

- Transform the New York City Housing Authority (NYCHA) by both delivering much-needed resources for repairs and improving and streamlining the services NYCHA provides residents and the processes by which they do so.

- Break down government siloes to bolster transparency and address the full scope of the homelessness crisis, adding to the City's homeless count while creating a more even playing field to give more New Yorkers in all the city's shelter systems access to critical services and resources; and

- Get New Yorkers into safe, high-quality, affordable homes faster and without forcing them to relive past trauma by eliminating unnecessary paperwork and obstacles to obtaining housing.

OneNYC 2050: Building a Strong and Fair City

In April 2019, the former de Blasio administration released *OneNYC 2050: Building a Strong and Fair City* (*OneNYC 2050*), a strategic plan for inclusive growth and climate action in New York City. Building upon its predecessor, *One New York: The Plan for a Strong and Just City* (*OneNYC*), *OneNYC 2050* brings attention to the fundamental link between climate action and inclusive growth with a focus on creating well-paid jobs, ensuring equitable access to natural resources, guaranteeing the right to quality healthcare and education, and promoting justice by recognizing and repairing the damage caused by historic oppression.

OneNYC 2050 includes progress realized since 2019, saluting the success of *OneNYC's* growth, sustainability, resiliency, and equity initiatives. However, the plan emphasizes that there is still much to be done to address critical challenges like climate change, increasing unaffordability, and failing infrastructure. The plan's eight goals lay the foundation for transformational change:

- **A Vibrant Democracy**, where every New Yorker is welcomed into the city's civic and democratic life.

- **An Inclusive Economy**, where economic growth creates opportunities for New Yorkers and safeguards the American Dream.

- **Thriving Neighborhoods**, where all communities have safe, income-restricted housing and are well-served by parks, cultural resources, and other shared public spaces.

- **Healthy Lives**, where health inequities based on race and ethnicity are eliminated, and all residents have equal access to health care, clean air, and healthy food.

- **Equity and Excellence in Education**, where diverse and fair schools provide a quality education for every student, and New York serves as a model for educating children of all backgrounds.

- **A Livable Climate**, where we no longer rely on fossil fuels and have mitigated the risks posed by climate change.

- **Efficient Mobility**, where income-restricted, reliable, safe, and sustainable transportation options mean no New Yorker need rely on a car.

- **Modern Infrastructure**, where reliable physical and digital infrastructure allows New Yorkers to flourish.

OneNYC 2050 articulates a global perspective on the long-term needs of the city and how the city must grow responsibly and sustainably while supporting the well-being of all New Yorkers. The plan is referred to as New York City's Green New Deal, and progress reports will be released yearly.

FRESH Program

The Site is also located within a *Food Retail Expansion to Support Health* (*FRESH*) Program area. The City's FRESH program promotes the establishment of grocery stores in underserved communities by lowering the cost of owning, developing, and renovating retail space. The primary and secondary study areas are in an area where discretionary tax incentives are available through the FRESH Program. FRESH Program financial incentives are available to grocery store operators renovating existing retail space or developers looking to construct or renovate retail space to be leased to a full-line grocery store operator.

Conclusion

The Proposed Action would facilitate the construction and operation of a transitional residence for up to 175 families with children. Based on the above information, the Proposed Action would not conflict with and would support public policies such as the WRP, *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, *OneNYC 2050: Building a Strong and Fair City*, and the FRESH Program. The Proposed Action would not result in a significant adverse public policy impact and no further analysis is warranted.

3.2 Socioeconomic Conditions

A socioeconomic conditions assessment may be necessary if a Proposed Action could create substantial socioeconomic change within an area that would not occur in the absence of the Proposed Action. Under CEQR, the principal issues of concern with respect to socioeconomic conditions are direct and indirect residential displacement, direct and indirect business displacement and effects on specific industries.

The Proposed Action would not result in direct or indirect displacement of residents or businesses, nor would the Proposed Action have an effect on specific industries.

The Site is occupied by a retail store, which will remain, and by a warehouse and a hardware supply store, which will relocate at the end of their lease. In addition, the Proposed Action would not introduce new uses or a scale of project that would substantially alter the socioeconomic profile of the neighborhood and would therefore have the potential to result in indirect displacement of residents or businesses, nor would the Proposed Action result in an effect on specific industries.

Therefore, no significant adverse impacts on socioeconomic conditions would occur as a result of the Proposed Action.

3.3 Community Facilities

The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities, such as schools, early childhood programs, libraries, fire and police protection and health care facilities. An analysis of community facilities is warranted if a proposed action would physically alter or displace an existing community facility (direct effect) or if the Proposed Action would lead to an increase in local population (e.g., a sizable new neighborhood) that would increase the demand for community facility services (indirect effect).

The Proposed Action would facilitate the operation of a new transitional residence for families with children in a seven-story building to be constructed on the Site. Since no community facilities would be physically altered or displaced as a result of the Proposed Action, no direct impacts would occur. Therefore, the analysis provided below focuses on the potential for indirect impacts to community facilities.

Public Schools

The new building facilitated by the Proposed Action would house a population of 175 homeless families with children (up to 452 individuals). DHS referrals for a unit in a Families with Children shelter include that the family composition is, at a minimum, one child age 18 years or younger and one adult/guardian over 18 years. According to DHS, homeless families with children generally reside in Families with Children shelters for an approximate length of stay ranging from 15 to 17 months.

DHS referrals to Families with Children shelters are prioritized based on the proximity to the youngest child's school address and/or previous residence in the local Community Board to minimize the possibility that the youngest child will have to switch schools or the family experiencing long commutes, and further that families can also be close to their places of employment, health care provider, and preferred places of worship. This approach seeks to minimize disruption from key anchors of daily life, particularly the education of children and the importance of continuing established relationships with teachers and school personnel. This approach also seeks to retain connections with key figures in the child's routine, which aids in the successful transition from shelter back into stable housing.

Furthermore, under the federal McKinney-Vento Act, students in receipt of temporary housing assistance are promptly provided necessary services as described in the Act, including transportation, to allow homeless children and youths to exercise their choices of schools including their right to remain in the school they were attending before they became homeless, including preschool.

The Site is located in Community School District 22, Subdistrict 3. It is reasonable to assume that the majority of children living in a Families with Children shelter would continue to attend the same schools they were already enrolled in prior to their move to the shelter. Therefore, the Proposed Action, which would facilitate the operation of a new Families with Children shelter, would not create new demand for school seats in the subdistrict for elementary school students or in the borough or citywide for middle and high school students. As a result, no further school analysis is required.

Early Childhood Programs

Publicly financed Early Childhood Programs are available for eligible children aged five and younger (until the child is eligible to attend Kindergarten for a fall start date). Families eligible for Early Childhood Program subsidized seats must meet certain eligibility criteria as established by New York City Department of Education (DOE). In general, children in families that have incomes at or below 200% federal poverty level, depending on family size, are financially eligible. It can therefore be assumed that all families living in a Families with Children shelter are eligible for early childhood programs.

Early Childhood Programs include publicly financed *EarlyLearn NYC* (serving children up to two years old), which includes *Early Head Start*, and Extended Day/Year programs (serving children three and four years old). Extended Day/Year programs are funded by Head Start and Child Care Block Grants, which provide eight to ten hours of care year-round, beyond the regular hours of 3-K and Pre-K programs. 3-K and Pre-K programs are free and available for all three- and four-year-old children in New York City.

With respect to Early Childhood Programs and 3-K and Pre-K programs, DHS applies the same criterion as elementary school students. Furthermore, under the federal McKinney-Vento Act, students in 3-K and Pre-K have the right to remain in the school they were attending before they became homeless and have the right to transportation to said school. As a result, it is likely that the Proposed Action would generate only nominal demand for these programs in the study area. Additionally, given that each three- and four-year-old child in New York City is guaranteed a 3-K or Pre-K seat it can be anticipated that these programs could absorb any increased demand generated as a result of the Proposed Action.

Therefore, the Proposed Action would not create new demand for Early Childhood Programs and 3-K and Pre-K programs within the community district. It can be reasonably assumed that the majority of children living in a Families with Children shelter would continue to attend the same facilities they were already enrolled in prior to the move to the shelter. As a result, no further analysis of Early Childhood Programs is required.

Libraries

The future use facilitated by the Proposed Action would include a residential population of up to 452 homeless residents in 175 units. According to the *CEQR Technical Manual*, 834 dwelling units would be the size threshold for a residential development to require a library analysis. As the incremental increase attributed to the Facility would be well below the threshold, no analysis is required. No significant adverse impacts on libraries would occur as a result of the Proposed Action.

Police and Fire Protection and Health Care Facilities

According to the *CEQR Technical Manual*, the threshold to require detailed police and fire services and health care facilities analyses is the introduction of a sizeable new neighborhood. The Proposed Action

would facilitate the construction of a site-specific Facility to serve homeless families with children, the CEQR threshold for detailed analysis does not apply and no analysis is warranted. No significant adverse impacts on police and fire services and health care facilities would occur as a result of the Proposed Action.

3.4 Open Space

The *CEQR Technical Manual* defines open space as publicly accessible, publicly, or privately-owned land that is available for leisure, play, or sport or is set aside for the protection or enhancement of the natural environment. Open space may be public or private and may include areas used for sports, exercise or play (active open space) and/or areas used for sitting, strolling, or relaxing (passive open space). The *CEQR Technical Manual* guidelines suggest that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

According to the *CEQR Technical Manual*, if a project would generate more than 200 residents or 500 employees, an assessment of open space would be warranted. As described above, in the No-Action condition, it is assumed for analysis purposes that the Site would be developed with an as-of-right, 8-story mixed-use building containing approximately 148 DUs and 32,087 sf of commercial space, which would yield approximately 340 residents and 87 employees (see Table 2). In the With-Action condition, there would be 175 shelter units that would generate 452 residents and 61 employees.

Therefore, when comparing the No-Action and the With-Action populations, the increment would include increased residents (112 residents) but fewer workers (a negative increment of 26 workers), neither of which exceed the CEQR thresholds of 200 residents and 500 workers. Consequently, no further open space analysis is warranted, and no significant adverse open space impacts would occur as a result of the Proposed Action.

3.5 Shadows

Under CEQR, a shadows assessment is warranted if a proposed project would result in a net height increase of 50 feet or more, with the assumption that the project may result in new shadows long enough to reach a sunlight-sensitive resource. In addition, if a proposed project results in any increase in structure height and is located adjacent to or across the street from a sunlight-sensitive resource, a shadows assessment is also required.

As described earlier, in the No-Action condition, it is assumed for analysis purposes that the Site would be developed with an as-of-right, 8-story mixed-use building approximately 100 feet in height (Table 2). In the With-Action condition, it is assumed that the Site would be developed with a 7-story transitional housing building approximately 85 feet in height.

Therefore, when comparing the No-Action and the With-Action building heights, the With-Action building would be 15 feet shorter in height. This decrease in heigh would not warrant a shadows assessment and no further analysis is needed.

3.6 Historic and Cultural Resources

An assessment of historic and cultural resources is typically required for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated. Historic resources include

historic districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance.

Architectural resources include New York City Landmarks Preservation Commission (LPC)-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register of Historic Places, and National Historic Landmarks. There are three buildings located on the Site currently – a one-story warehouse, one-story retail store, and a two-story hardware supply store. A review of the NYS Cultural Resources Information System (CRIS) maintained by the NY State Historic Preservation Office shows that the Site is not located adjacent to any eligible resources, nor is it situated within any designated city or state historic districts.

As part of the Site's rezoning in August 2021, the LPC was contacted about the potential for impacts to cultural resources. According to correspondence from LPC's Environmental Review Unit, dated September 17, 2020 (**Attachment 3**), the three parcels that comprise the Site have "no Architectural or Archaeological significance." As a result, no further analysis of architectural and archaeological resources is warranted. The Proposed Project would not result in significant adverse impacts on architectural or archaeological resources.

3.7 Urban Design and Visual Resources

According to the *CEQR Technical Manual* a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street, a physical alteration beyond that allowed by existing zoning regulations. No analysis is warranted if a proposed project would be constructed in compliance with existing zoning and would not result in physical changes beyond the permitted bulk and height provisions.

As the Proposed Project would not require changes to the zoning designation of the Site, and the new building facilitated by the Proposed Action would comply with the provisions of the applicable zoning designation, an analysis of urban design and visual resources is not warranted. No significant adverse impacts on urban design and visual resources would occur as a result of the Proposed Action.

3.8 Natural Resources

A natural resource is defined as (1) the City's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Under CEQR, a natural resources assessment considers species in the context of the surrounding environment, habitat, or ecosystem and examines a project's potential to affect those resources. According to the *CEQR Technical Manual*, adverse impacts to natural resources may occur when:

1. A natural resource is present on or near the project site; and
2. The proposed project would result in a disturbance of that resource.

The Site was developed over 60 years ago and is devoid of natural resources, as defined in the *CEQR Technical* Manual. As a result, no significant adverse impacts to natural resources would occur and a natural resources analysis is not warranted.

The Site is located within the Jamaica Bay Watershed and as such, a *Jamaica Bay Watershed Protection Plan Project Tracking Form* was completed (**Attachment 4**). In October 2007, NYC Department of Environmental Protection published the Jamaica Bay Watershed Protection Plan (JBWPP). The JBWPP is intended to provide an evaluation of the current and future threats to the bay and ensure that environmental remediation and protection efforts are coordinated in a focused and cost-effective manner. Under the JBWPP, the Mayor's Office of Environmental Coordination ensures that actions subject to CEQR address any potential impacts to Jamaica Bay and identify stormwater management measures that could be implemented as part of an environmental assessment. Consequently, all projects within the Jamaica Bay watershed that undergo CEQR review must complete the Jamaica Bay Watershed Form.

3.9 Hazardous Materials

According to the guidance of the *CEQR Technical Manual*, the potential for significant impacts related to hazardous materials can occur when:

a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure;
b) the project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or
c) the project would introduce a population to potential human or environmental exposure from off-site sources.

E-Designation

As part of the 2021 rezoning of the Site, an E-Designation (E-620) for hazardous materials was placed on the Site. The specific requirements of the E-Designation are described below.

Task 1:

The applicant shall submit a Phase 1 Environmental Site Assessment (ESA) along with a soil and groundwater testing protocol to the NYC Office of Environmental Remediation (OER) for review and approval. The testing protocol should include a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination}, and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2:

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, OER shall determine whether remediation is necessary. If OER

determines that no remediation is necessary, written notice shall be given by OER and no further action shall be required.

If OER determines remediation is necessary, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation in accordance with the OER approved remediation plan. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or water. This plan would be submitted to OER for review and approval prior to implementation.

Summary of Phase I ESA Results

As a first step in fulfilling the requirements of the Site's E-Designation, a Phase I ESA was completed in January 2023[1]. The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions. Recognized environmental conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The Phase I ESA identified four RECs, as described below.

REC 1 – Documented Contamination in On-Site Drywell

A previous investigation at the Site (March 2007) identified volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs) and metals in the soil and VOCs, SVOCs, metals and pesticides in groundwater above applicable regulatory standards in a drywell located in the central portion of the Site.

REC 2 – Historical Use of the Subject Property

The Site was occupied by a lumber company from as early as 1930 until circa 2007 and continues to warehouse lumber as part of the current commercial hardware supply operation. Undocumented releases of petroleum products, solvents, arsenic and/or hazardous substances (i.e., creosote, resins, acids, lacquers, metals, formaldehyde, etc.) associated with historical lumber-associated operations may have adversely affected soil, groundwater and/or soil vapor beneath the Site.

REC 3 – Historical Use of Adjoining and Surrounding Properties

Historical uses at adjoining and surrounding properties included drycleaners, unspecified manufacturers, private garages, and a fuel oil company. Undocumented spills or releases of petroleum products, solvents, chemicals, and/or other hazardous substances associated with these historical operations may have affected groundwater, and/or soil vapor beneath the Site.

[1] Phase I Environmental Site Assessment (Phase I ESA) prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C., January 2023.

REC 4 – Active Groundwater Remediation at Adjoining Property

A petroleum spill was reported at the east-adjoining property, 2171 Coyle Street, on August 25, 2000, when petroleum-impacted soil and groundwater were identified in association with a leaking 5,000-gallon No. 2 fuel oil underground storage tank (UST). After the removal and closure of the UST, free product was observed in groundwater monitoring wells. Between 2001 and 2015, a subsurface investigation and multiple on- and off-site groundwater monitoring and free product recovery events were performed. According to the *Well Gauging Results Report* for May 2021, free product was not observed in any of the on-site wells; however, free product was observed in two off-site wells to the east of the Site. According to the NY State Department of Environmental Conservation (NYSDEC) spill memo, since free product is present in off-site monitoring wells, remediation remains on-going. Based on the proximity of the spill to the Site, presence of free product in off-site down-gradient monitoring wells, lack of reported up-gradient investigation or delineation, and active remediation status, this listing is considered a REC.

Summary of Remedial Investigation Report

To investigate the RECs identified in the January 2023 Phase I ESA (above), a Remedial Investigation Report (RIR) was completed on November 6, 2023[2]. The RIR, which is available here, provided sufficient information for establishment of remedial action objectives, evaluation of alternatives, and selection of a remedy pursuant to state guidelines. The work effort included advancement of soil borings, installation of a temporary groundwater monitoring well and soil vapor point, and collection and laboratory analysis of soil, groundwater, soil vapor, and ambient air samples.

Soil

Six soil borings were advanced and six discrete soil samples were collected for laboratory analysis. One VOC, two SVOCs, two pesticides, and six metals were detected at concentrations above the Unrestricted Use (UU) and/or Restricted Use Restricted Residential (RURR) Soil Cleanup Objectives (SCOs), however these results are consistent with typical historic fill encountered throughout New York City.

Groundwater

One temporary groundwater monitoring well was installed, and one groundwater sample was collected for laboratory analysis. Six SVOCs, four pesticides, total PCBs, three total metals, three dissolved metals, perfluorooctane sulfonic acid (PFOS) and Perfluorooctanoic acid (PFOA) were identified in groundwater at concentrations above the NYSDEC Sediment Guidance Values (SGVs). The presence of SVOCs and pesticides are attributed to historic fill entrainment and are not representative of groundwater quality. Total PCBs, PFOS, and PFOA were not detected in exceedance of the SCOs or guidance values in soil samples collected across the site, and therefore their presence in groundwater is likely the result of an off-site source. The total and dissolved metals detected are characteristic of naturally occurring groundwater conditions.

Soil Vapor

One temporary sub-slab soil vapor point and two temporary soil vapor points were installed and one sub-slab, two soil vapor, one indoor air, and one ambient air samples were collected for laboratory analysis.

[2] Remedial Investigation Report prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C., November 2023.

Soil vapor analytical results were compared to the New York State Department of Health (NYSDOH) Decision Matrices. A comparison of 1,1-trichloroethane, carbon tetrachloride, cis-1,2 dichloroethene, methylene chloride, PCE, TCE, and vinyl chloride to the NY State Department of Health Decision Matrices recommended "no further action". 1,1-Dichloroethene was not detected in soil vapor, sub-slab soil vapor, or indoor air samples. Co-located indoor air and sub-slab soil vapor concentrations were not detected above the Air Guidance Values.

Sufficient analytical data was gathered to establish site-specific cleanup levels and to develop a remedy for the Site. The final remedy is described and evaluated in the Remedial Action Plan.

Summary of Remedial Action Work Plan

A Remedial Action Work Plan (RAWP) was completed on January 11, 2024[3]. The RAW, which is available here, describes remedial activities to be implemented concurrently with project construction.

The RAWP proposed the following approach, which will be completed to Track 2 RURR SCOs:

- General excavation to about 13 feet bgs to facilitate cellar construction. The elevator pit excavation will extend to about 19 feet bsg.
- Management of excavated remediation-related soil/fill, including temporarily stockpiling and segregating in accordance with defined waste streams to prevent co-mingling of contaminated soil/fill and non-contaminated soil/fill.
- Removal, registration, and appropriate closure of any USTs encountered during soil/fill removal and reporting and closing any associated petroleum spills in compliance with applicable regulations.
- Transportation and off-site disposal of all soil/fill at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media will be completed as required by disposal facilities.
- Collection and analysis of 8 confirmation endpoint samples (plus QA/QC samples) to verify that soil/fill remaining in place meets the Track 2 RURR SCOs.
- Collection of one post excavation soil vapor sample within the southern part of the site.
- Import of soil, fill and other materials to be used for backfill and cover (as needed) in compliance with this plan and in accordance with applicable laws and regulations.
- Construction of an engineered composite cover consisting of a reinforced 8-inch-thick concrete building slab underlain by a 2-inch-thick mud slab on a 4-inch layer of

[3] Remedial Action Workplan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C., January 2024.

compacted gravel beneath all building areas; an asphalt-paved parking lot; and an at least two-foot soil/stone layer above a demarcation barrier within the outdoor recreation area. The composite cover is a construction element and not considered an engineering control (EC) unless the Track 2 Cleanup is not achieved.

- Installation of a waterproofing/vapor barrier system composed of a minimum 20-mil-thick membrane beneath the entire building footprint. The proposed waterproofing/vapor barrier system will be manufactured by GCP Applied Technologies and includes *Preprufe® 300R* beneath the cellar, and *Preprufe® 160R* and *Bituthene 4000* along the cellar sidewalls to grade. An NYCOER-approved alternative may also be used. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The waterproofing/vapor barrier is a construction element and not considered an EC.

- Performance of all activities required for the remedial action, including acquisition of required permits, in compliance with applicable laws and regulations.

- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.

- Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the site boundaries, lists any changes from this RAWP, and describes all ECs/construction measures and institutional controls (IC) to be maintained and implemented at the site if Track 2 RURR SCOs are not met. ICs will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated soil/fill unless it is conducted in accordance with a Site Management Plan (SMP); and (4) higher level of land usage without NYCOER-approval.

- Submission of an approved SMP (if Track 2 RURR SCOs are not met) in the RCR for long term management of residual contamination, including plans for operation, maintenance, monitoring, inspection, and certification of ECs and ICs and reporting at a specified frequency.

- If Track 2 RURR SCOs are not met, the property will continue to be registered with an E-Designation at the New York City Department of Buildings (NYCDOB).

Asbestos

Because of the age of the existing buildings on the Site (1956) the possibility exists for asbestos to be present in areas of each. Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 C.F.R.

1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

NYC law requires that an asbestos inspection be performed prior to the start of any renovation or demolition project requiring a permit from NYC Department of Buildings. The New York City Department of Environmental Protection (DEP) Asbestos Assessment Report (ACP-5) ensures that no ACMs will be disturbed during the renovation or demolition process.

Conclusion

Based upon the above, and prior to the start of any construction activity, the developer will commit to the following:

- Prior to building demolition, survey for asbestos by a New York City-certified asbestos investigator and remove and dispose of all ACMs in accordance with local, state, and federal requirements.

- Perform any work activity with the potential to disturb lead-based paint in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 C.F.R. 1926.62 - Lead Exposure in Construction).

- Unless there is labeling or test data indicating that any suspect PCB-containing electrical equipment and fluorescent lighting fixtures do not contain PCBs, and that any fluorescent lighting bulbs do not contain mercury, conduct their handling and disposal in accordance with applicable federal, state and local requirements.

- With respect to the Remedial Action Work Plan work effort, any remediation work must be completed to the satisfaction of OER prior to the issuance of any building permits. Per coordination with OER, the developer will submit a certified Remedial Closure Report to OER for review and approval.

Upon completion of the above there would be no significant adverse impact with respect to hazardous materials.

3.10 Water and Sewer Infrastructure

As defined in the *CEQR Technical Manual*, infrastructure comprises the physical systems that support populations and includes structures such as water mains and sewers, bridges and tunnels, roadways, and electrical substations. Because these are static structures, they have defined capacities that may be affected by growth in a particular area. This section assesses the potential effects of the Proposed Project on the city's water supply, wastewater treatment, and stormwater management infrastructure in accordance with the *CEQR Technical Manual*.

As shown in **Table 2**, the Proposed Action would facilitate the development of an approximately 110,265 sf transitional housing facility at 2134 Coyle Street.

METHODOLOGY

Water Supply

According to the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is needed if a project would result in an exceptionally large demand for water (e.g., more than one million gallons per day (mgd)) or is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system, such as the Rockaway Peninsula or Coney Island). The Site is located in the Sheepshead Bay neighborhood of Brooklyn and is not located in an area that experiences low water pressure. Compared to the No-Action condition, the With-Action condition is estimated to generate an incremental water demand of approximately 8,600 gallons per day (gpd) (including water related to sanitary and domestic uses)[4]. While this usage would represent an increase in demand on the New York City water supply system, it does not meet the CEQR *Technical Manual* threshold requiring a detailed analysis, which is more than one million gpd. Therefore, the Proposed Project does not meet the *CEQR Technical Manual* thresholds requiring a detailed analysis and no significant adverse impacts on the city's water supply would result. It is expected that there would be adequate water service and existing infrastructure to meet the incremental water demand generated by the Proposed Actions.

Wastewater Treatment and Stormwater Conveyance

For wastewater and stormwater conveyance and treatment, a preliminary sewer analysis is warranted if a project is located in a separately sewered area, is located in an existing R6 or higher zoning district and would result in the incremental development of at least 100 residential units or 100,000 sf or more of commercial, public and institution, and/or community facility space. The Site is located in a separately sewered area, is zoned R6A, and would result in the net incremental development of more than 100,000 sf of community facility space. Therefore, a preliminary assessment of wastewater and stormwater infrastructure is provided below.

Existing and future sanitary sewage generation is calculated for the Site based on use generation rates set forth in Table 13-2 of the *CEQR Technical Manual*. The NYC Department of Environmental Protection's (DEP's) *Volume Calculation Matrix* is then used to calculate the overall sanitary sewage and stormwater runoff volume discharged to the sewer system for four rainfall volume scenarios with varying durations. In accordance with *CEQR Technical Manual* guidance, the ability of the city's sewer infrastructure to handle the estimated sanitary sewage and stormwater runoff generated from the Proposed Project is assessed by estimating and comparing existing, No-Action condition, and With-Action condition sanitary sewage and stormwater runoff generation.

EXISTING CONDITIONS

Wastewater Treatment

The majority of New York City's wastewater treatment system is comprised of the sewer network beneath the streets and the 14 Wastewater Resource Recovery Facilities (WRRFs) located throughout the city. Approximately half of New York City's sewers are combined sewers as they receive both sanitary wastewater and stormwater runoff. Wastewater generated in a "drainage basin" or "catchment area"

[4] Existing and future water usage and sanitary sewage generation are calculated based on use generation rates set forth in Table 13-2 of the 2021 *CEQR Technical Manual*.

(the area served by a WRRF) is conveyed through a network of sewers to the WRRFs. Portions of Brooklyn, Queens, and Staten Island are managed by separate storm sewers or are in unsewered areas. The Site is located in a separately sewered area, where sanitary wastewater is transported for treatment to the Coney Island WRRF and stormwater runoff is directly discharged via an outfall into Sheepshead Bay. In the vicinity of the Site, there are separate storm and sanitary sewers present beneath Coyle Street, Avenue V, and Bragg Street. For each roadway, the storm sewers measure 12-inches in diameter and the sanitary sewers measure 10-inches in diameter. Stormwater runoff from the Site flows to outfall CI-610, where the receiving water body is Sheepshead Bay.

At the Coney Island WRRF, in operation since 1935, wastewater is fully treated by physical and biological processes before it is discharged into Jamaica Bay. The quality of the treated wastewater (effluent) is regulated by a State Pollutant Discharge Elimination System (SPDES) permit issued by the NY State Department of Environmental Conservation (NYSDEC), which establishes limits for effluent parameters (i.e., suspended solids, fecal coliform bacteria, and other pollutants). As the volume of flow to a WRRF affects the level of treatment a facility can provide, the maximum permitted dry weather capacity for the Coney Island WRRF is 110 mgd. As shown in **Table 3**, the average daily flows to the Coney Island WRRF for the 12-month period ending in December 2023 (the latest 12-month period available) was approximately 89.25 mgd, which is approximately 20.75 mgd below the maximum permitted capacity of 110 mgd. Based on these average daily flows, the Coney Island WRRF has an excess capacity of approximately 18.9 percent of its total capacity.

The Site is currently occupied by a one-story hardware supply warehouse, a two-story hardware supply store and a one-story retail commercial building. Using the generation rates set forth in Table 13-2 of the *CEQR Technical Manual*, **Table 4** shows the existing water consumption to be 10,836 gpd and the wastewater generation to be 6,343 gpd.

Stormwater Management

The volume of stormwater runoff at a site varies depending on the type of land cover, which can be either pervious or impervious. DEP defines runoff coefficients to correlate with the pervious or impervious qualities of the land cover. According to the *CEQR Technical Manual*, grass and softscape have a runoff coefficient of 0.20 because of their ability to absorb rainfall, whereas roof area and pavement have much higher runoff coefficients of 1.00 and 0.85, respectively, due to the inability of these types of land cover to absorb or sequester rainfall.

Table 3
2023 Coney Island WRRF Average Daily Sewer Flows

Month	Average Daily Flow (mgd)
January	88
February	80
March	87
April	85
May	84
June	76
July	88
August	88
September	110
October	99
November	86
December	100
12-Month Average	89.25

Source: DEP "Monthly Operating Efficiency Tables, 2023.

Table 4
Existing Water Consumption and Wastewater Generation

Land Use	Rate	Size (sf)	Wastewater Generation (gpd)	A/C (gpd)
Commercial (Retail)	Domestic: 0.24 gpd/sf A/C: 0.17 gpd/sf	26,430	6,343	4,493
Total Water Consumption (Domestic Water + A/C)			***10,836 gpd***	
Total Wastewater Generation			***6,343 gpd***	

Source: Wastewater and air conditioning generation rates based on *CEQR Technical Manual* Table 13-2.

The Site is primarily occupied by building footprints and pavement. **Table 5** shows the weighted runoff coefficient for the Site is 0.96.

Table 5
Existing Surface Types and Runoff Coefficients

Surface Type	Roof[1]	Pavement and Walks	Grass and Softscape	Total
Area (%)	73.4	26.1	0.5	100
Surface Area (sf)	26,430	9,375	195	36,000
Runoff Coefficient[2]	1.0	0.85	0.20	0.96
Total Surface Area (sf) of Site				***36,000***
Runoff Coefficient of Site				***0.96***

Notes:
1. Total roof area of site.
2. Runoff coefficients for each surface type are sourced from the *CEQR Technical Manual*.

Standard DEP runoff coefficients were used to determine the stormwater runoff generated during a variety of rainfall events over specified periods of time ranging from 3.8 to 19.5 hours. During storm events with up to 2.5 inches of rainfall, the Site would discharge up to 0.07 millions of gallons (mg) of stormwater to Outfall Cl-610, and up to 0.007 mg of sanitary flow into the Coney Island WRRF. **Table 6** shows the existing stormwater and sanitary discharges during representative storm events.

Table 6
Existing Runoff and Wastewater Generation

Rainfall (inches)	Duration (hours)	Total Area (acres)	Runoff Coefficient[1]	Stormwater Runoff to Outfall (MG)	Sanitary Generation to CSS[2]
0.00	3.80	0.83	0.96	0.00	0.001
0.40	3.80			0.01	0.001
1.20	11.30			0.03	0.003
2.50	19.50			0.05	0.005

Notes:
1. Refer to Table 5.
2. Derived from Table 5.

FUTURE NO-ACTION CONDITION

Wastewater Treatment

As described previously, in the future without the Proposed Action, it is assumed that the Site would be developed with an 8-story, 161,408 sf mixed-use residential and commercial building containing 103,321 sf of residential area (148 DUs) and 32,087 sf of ground floor retail area. Using the generation rates set

forth in Table 13-2 of the *CEQR Technical Manual*, **Table 7** shows the water consumption to be 47,156 gpd and the wastewater generation to be 41,701 gpd in the No-Action condition.

Table 7
No-Action Water Consumption and Wastewater Generation

Land Use	Rate	Size	Wastewater Generation (gpd)	A/C (gpd)
Residential	100 gpd/person	340 residents	34,000	--
Commercial (Retail)	Domestic: 0.24 gpd/sf A/C: 0.17 gpd/sf	32,087 sf	7,701	5,455
Total Water Consumption (Domestic Water + A/C)			***47,156 gpd***	
Total Wastewater Generation			***41,701 gpd***	

Source: Wastewater and air conditioning generation rates based on *CEQR Technical Manual* Table 13-2.

Stormwater Conveyance

In the No-Action condition, it is assumed that the Site would be developed with 103,321 sf of residential area and 32,087 sf of commercial retail area and would be primarily covered by building footprints and pavement. **Table 8** shows the weighted runoff coefficient for the Site would remain 0.96 in the No-Action condition.

Table 8
No-Action Condition Surface Types and Runoff Coefficients

Surface Type	Roof	Pavement and Walks	Grass and Softscape	Total
Area (%)	72.0	28.0	0.0	100
Surface Area (sf)	26,039	9,961	0	36,000
Runoff Coefficient[1]	1.0	0.85	0.20	0.96
Total Surface Area (sf) of Site				***36,000***
Runoff Coefficient of Site				***0.96***

Notes:
1. Runoff coefficients for each surface type are sourced from the *CEQR Technical Manual*.

Table 9 shows the stormwater and sanitary discharges during representative storm events for the No-Action condition. In the No-Action condition, during storm events with up to 2.5 inches of rainfall, the Site would discharge up to 0.05 mg of stormwater to outfall CI-610, and up to 0.005 mg of sanitary flows to the Coney Island WRRF.

Table 9
No-Action Runoff and Wastewater Generation

Rainfall (inches)	Duration (hours)	Total Area (acres)	Runoff Coefficient[1]	Stormwater Runoff to Outfall (MG)	Sanitary Generation to CSS[2]
0.00	3.80	0.83	0.96	0.00	0.001
0.40	3.80			0.01	0.001
1.20	11.30			0.03	0.003
2.50	19.50			0.05	0.005

Notes:
1. Refer to Table 5.
2. Derived from Table 5.

FUTURE WITH-ACTION CONDITION

Wastewater Treatment

In the With-Action condition, the Proposed Action would facilitate the construction of a 7-story, 110,265 sf building which would contain 175 transitional housing units for families with children. Up to 452 residents supported by 61 staff are projected. Using the generation rates set forth in Table 13-2 of the *CEQR Technical Manual*, **Table 10** indicates that water consumption and wastewater generation would be 51,300 gpd in the With-Action condition. This represents an incremental increase of 9,599 gpd of wastewater over the No-Action condition. The increase in wastewater generation would not result in an exceedance of the Coney Island WRRF's available capacity of 20.75 mgd.

Table 10

With-Action Water Consumption and Wastewater Generation

Land Use	Rate	Size	Wastewater Generation (gpd)	A/C (gpd)
Community Facility[1]	100 gpd/person	513 persons	51,300	--
Total Water Consumption (Domestic Water + A/C)			***51,300 gpd***	
Total Wastewater Generation			***51,300 gpd***	

Note: Assumes the residential rate
Source: Wastewater and air conditioning generation rates based on *CEQR Technical Manual* Table 13-2.

Connecting to the city's sanitary sewer system requires certification from DEP as part of the building permit process, which is not a discretionary approval. Before becoming operational, the Facility would be required to file a site connection proposal for approval from DEP to tie into the adjacent sanitary sewer system. To obtain a sewer connection permit from DEP, the Facility would be required to demonstrate that the existing sanitary sewer system could handle the increased flows due to its operation. As part of the site connection approval process, a hydraulic analysis of the existing sanitary

sewer system would likely be required to determine whether the existing sanitary sewer system is capable of supporting higher density development and the related increase in wastewater flows, or whether there will be a need to upgrade the existing sanitary sewer system. In addition, there may be a need to amend the existing drainage plan based on the hydraulic analysis calculations. If needed, these analyses would be undertaken prior to construction of the buildings and would be coordinated with DEP for review and approval.

In addition, in accordance with the New York City Plumbing Code (Local Law 33 of 2007), while not accounted for in the quantitative analysis, the proposed building would be required to utilize low-flow plumbing fixtures, which would reduce sanitary flows to the Coney Island WRRF. Therefore, the Proposed Action would not result in a significant adverse impact to the city's wastewater treatment.

Stormwater Conveyance

In the With-Action condition, the amount of impervious land cover at the Site is expected to remain unchanged as compared to the No-Action condition. **Table 11** shows that the weighted runoff coefficient for the Site would remain 0.96 in the With-Action condition.

Table 11
With-Action Condition Surface Types and Runoff Coefficients

Surface Type	Roof	Pavement and Walks	Grass and Softscape	Total
Area (%)	72.0	28.0	0.0	100
Surface Area (sf)	26,039	9,961	0	36,000
Runoff Coefficient[1]	1.0	0.85	0.20	0.96
Total Surface Area (sf) of Site				***36,000***
Runoff Coefficient of Site				***0.96***

Notes:
1. Runoff coefficients for each surface type are sourced from the *CEQR Technical Manual*.

Table 12 shows the stormwater and sanitary discharges during representative storm events for the With-Action condition. In the With-Action condition, during storm events with up to 2.5 inches of rainfall, the Site would discharge up to 0.05 mg of stormwater to outfall CI-610, and up to 0.005 mg of sanitary flows

Table 12
With-Action Runoff and Wastewater Generation

Rainfall (inches)	Duration (hours)	Total Area (acres)	Runoff Coefficient[1]	Stormwater Runoff to Outfall (MG)	Sanitary Generation to CSS[2]
0.00	3.80	0.83	0.96	0.00	0.001
0.40	3.80			0.01	0.001
1.20	11.30			0.03	0.003
2.50	19.50			0.05	0.005

Notes:
1. Refer to Table 5.
2. Derived from Table 5.

to the Coney Island WRRF. Stormwater flows in the With-Action condition would not represent an increase when compared to stormwater flows in the No-Action condition. Sanitary flows to the Coney Island WRRF would also remain unchanged over the No-Action condition.

The Site is located in an area of the city that is well-served by sewer infrastructure. As previously stated, there are separate storm and sanitary sewers present beneath Coyle Street, Avenue V, and Bragg Street. For each roadway, the storm sewers measure 12-inches in diameter and the sanitary sewers measure 10-inches in diameter. Stormwater runoff from the Site flows to outfall CI-610, where the receiving water body is Sheepshead Bay. Given the size of the separate sewer systems in the vicinity of the Site, it is anticipated that there would be ample capacity in the adjacent sewer infrastructure to accommodate the additional flows generated by the proposed Facility. As noted above, prior to becoming operational, the Facility would be required to file a site connection proposal for approval from DEP to tie into the city's sewer system. As part of the site connection approval process, a stormwater analysis would be required to ensure that the Facility would comply with the required stormwater release rate.

Stormwater Best Management Practices

The Flow Volume Matrix calculations presented above do not reflect the use of any stormwater or sanitary source control Best Management Practices (BMPs) to reduce stormwater runoff volumes and sanitary flows to the separate sewer system. It should also be noted that DEP has published a Unified Stormwater Rule (USWR) that increases the amount of stormwater to be managed on-site as part of new development. For sites within municipal separate storm sewer system (MS4) areas, the release rate will be limited to 1.0 cubic feet per second (cfs) per acre or 0.046 cfs, whichever is greater.

Stormwater BMPs would be required as part of the DEP site connection approval process in order to bring the future building on the Site into compliance with the required stormwater release rate in effect at the time of building construction. Specific BMP methods will be determined with further refinement of the building's design and in consultation with DEP.

The implementation of low-flow fixtures, as required per the New York City Plumbing Code, Local Law 33 of 2007, and the U.S. Environmental Protection Agency's *WaterSense Program*, would help control sanitary flows from the Site, as would the implementation of typical BMP measures.

Therefore, with the incorporation of appropriate BMPs that would be required as part of the site connection approval process to be reviewed and approved by DEP, the overall volume of stormwater runoff and sanitary sewer discharge, as well as the peak stormwater runoff rate, would be reduced. Sewer conveyance near the Site and the treatment capacity at the Coney Island WRRF is sufficient to handle stormwater and sanitary flows resulting from the Proposed Project. Therefore, there would be no significant adverse impacts on wastewater treatment or stormwater conveyance infrastructure as a result of the Proposed Action.

3.11 Solid Waste and Sanitation Services

A solid waste assessment is recommended if a proposed action has the potential to cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the New York City Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system. According the *CEQR Technical Manual*, if a project's generation of solid waste would not exceed 50 tons per week, then sufficient public or private carting and transfer station capacity exists in the metropolitan area to absorb the increment, and further analysis is generally not warranted.

Existing Conditions

The NYC Department of Sanitation (DSNY) is the agency responsible for the collection and disposal of residential and institutional solid waste, while private carters collect solid waste from commercial and manufacturing uses. In addition to collecting municipal solid waste, refuse, and designated recyclable materials generated by residential and institutional uses, including schools, some nonprofit institutions, and many city and state agencies, DSNY collects waste from city litter baskets, street-sweeping operations, and lot cleaning activities. The DSNY collection fleet is composed of over 2,100 waste collection trucks, with the typical collection truck for refuse carrying approximately 12.5 tons of waste material and the typical recycling truck carrying about 11.5 tons of paper, or approximately 10.0 tons of metal, glass, and plastic containers. In 2023, DSNY collected approximately 9,566 tons per day of residential and institutional refuse and approximately 1,880 tons per day of recyclables.

Commercial establishments (e.g., restaurants, retail facilities, offices, and industries) in New York City contract with private carters for collection and processing and/or disposal of various kinds of solid waste, including municipal solid waste construction and demolition debris, nonhazardous industrial wastes, and recyclables. According to the *CEQR Technical Manual*, commercial carters typically carry between 12 and 15 tons of waste material per truck. The City's businesses, whose waste is collected by private carting companies, generate approximately 13,000 tons of refuse each day.

The Site currently contains approximately 26,430 sf of commercial space across three buildings. Their solid waste characteristics are summarized in **Table 13**.

Table 13
Existing Solid Waste Generation on the Site

Use	Floor Area (sf)	Population	Solid Waste Generation Rate (lbs./week)	Solid Waste Generation	
				(lbs./week)	(tons/week)
Local Retail	26,430	66 employees	79 per employee	5,220	2.61
Total Solid Waste Generation				**5,220**	**2.61**
Solid Waste Handled by DSNY (Includes Residential and All Community Facility Uses)				**0**	**0**
Solid Waste Handled by Private Carters (Includes All Commercial and Industrial Uses)				**5,220**	**2.61**

Notes:
Solid waste is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*, unless otherwise noted.
Local retail: 79 lbs./week per employee; assume 1 employee per 400 sf.

Future No-Action Condition

As described in Section 2.5 – *Analysis Increment*, in the No-Action condition the Site would be developed with an as-of-right, 8-story mixed-use building containing approximately 148 DUs and 32,087 sf of commercial space on the ground floor, which would yield approximately 340 residents and 87 employees. Their solid waste characteristics are summarized in **Table 14**.

Future With-Action Condition

In the With-Action condition the Site would be developed with a 7-story building containing 175 units of transitional housing. As shown in **Table 15**, the total solid waste generation under the Proposed Action would be approximately 3.6 tons per week, which represents a decrease of 2.64 tons in weekly solid waste generation compared with the No-Action condition (**Table 16**).

Table 14
No-Action Solid Waste Generation on the Site

Use	Floor Area (sf)	Population	Solid Waste Generation Rate (lbs./week)	Solid Waste Generation	
				(lbs./week)	(tons/week)
Residential	103,321	148 households	41 per household	6,068	3.03
Local Retail	32,087 sf	81 employees	79 per employee	6,399	3.20
Total Solid Waste Generation				**12,467**	**6.23**
Solid Waste Handled by DSNY (Includes Residential and All Community Facility Uses)				**6,068**	**3.03**
Solid Waste Handled by Private Carters (includes all commercial and industrial uses)				**6,399**	**3.20**

Notes:
Solid waste is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*, unless otherwise noted.
Residential use: 41 lbs/week per DU.
Local retail: 79 lbs./week per employee; assume 1 employee per 400 sf.

Table 15
With-Action Solid Waste Generation on the Site

Use	Floor Area (sf)	Population	Solid Waste Generation Rate (lbs./week)	Solid Waste Generation	
				(lbs./week)	(tons/week)
Residential	110,265	175 households	41 per household	7,175	3.59
Total Solid Waste Generation				**7,175**	**3.59**
Solid Waste Handled by DSNY (Includes Residential and All Community Facility Uses)				**7,175**	**3.59**
Solid Waste Handled by Private Carters (includes all commercial and industrial uses)				**0**	**0**

Notes:
Solid waste is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*, unless otherwise noted.
Residential use: 41 lbs/week per DU.
Local retail: 79 lbs./week per employee; assume 1 employee per 400 sf.

Table 16
Comparison of Weekly Solid Waste Generation on the Site
(Existing, No-Action and With-Action Conditions)

	Existing Condition	No-Action Condition	With-Action Condition	Increment
Total Solid Waste Generation (tons/week)	2.61	6.23	3.59	-2.64
Solid Waste Handled by DSNY (tons/week)	0.00	3.03	3.59	0.56
Solid Waste Handled by Private Carters (tons/week)	2.61	3.20	0.00	-3.20

Compared with the No-Action condition, the Proposed Action would result in an approximately 3.2-ton decrease in weekly solid waste handled by private carters. This negative increment in commercial solid waste would not overburden the City's waste management system but would be slightly beneficial. No significant adverse impacts to solid waste and sanitation services would occur as a result of the Proposed Action.

3.12 Energy

According to the *CEQR Technical Manual*, a detailed assessment of energy is typically limited to projects that may significantly affect the transmission or generation of energy. Under the Proposed Action DHS would enter into a long-term multi-year contract with the Provider, who would operate a transitional residence in a new, energy efficient building to be constructed on the Site. Operation of the proposed residence would not affect the transmission or generation of energy. Therefore, the Proposed Action would not result in significant adverse impacts to energy generation and transmission systems and no further assessment is warranted.

3.13 Transportation

According to the *CEQR Technical Manual*, the objective of transportation screening is to determine whether a proposed action may have a potential significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, cyclists, transit users and motorists), on- and off-street parking, or goods movement. Detailed transportation analyses may not be needed for projects that would create low- or low- to moderate-density development in particular areas of New York City.

To determine whether a Level 1 Screening Assessment is required, Map 16-1, "CEQR Traffic Zones" and Table 16-1, "Minimum Development Densities Potentially Requiring Transportation Analysis" of the *CEQR Technical Manual* were reviewed. The Site is situated in Zone 2 and the CEQR threshold for a Level 1 Screening Assessment applicable to community facilities located in Zone 2 is a building size of 25,000 square feet (sf). As the proposed building includes 110,265 sf of new community facility space, a Level 1 Screening Assessment is warranted.

The *CEQR Technical Manual* provides a methodology for evaluating the potential impacts of a proposed project on the transportation system. A trip generation analysis based on the proposed development program is prepared to determine the expected number of person and vehicle trips that the proposed project would generate. This trip generation is compared to the Level 1 screening thresholds defined in the *CEQR Technical Manual* (50 peak hour vehicle trip-ends, 200 peak hour pedestrian trips, 200 peak hour subway trips, or 200 peak hour bus trips). The Level 1 screening evaluates the number of vehicle and person trip-ends by mode to determine if further analysis is warranted. If the proposed project's trip generation exceeds the Level 1 threshold, a Level 2 screening analysis is warranted.

The proposed Facility has been designed to accommodate residents (families with children) in 175 units. The anticipated 61 full time equivalent (FTE) employees who would be working at the Facility would not reside on the premises.

Level 1 Screening Assessment

The following assessment includes trip generation assumptions and travel demand estimates for the Facility that were used to perform a Level 1 screening for traffic, parking, subway, bus, and pedestrians. The methodology and trip generation assumptions used in the Level 1 screening were reviewed and/or provided by NYC Department of Transportation (DOT). As a result of the Proposed Action, residents (families with children) in 175 units would occupy the Facility. Based on the experience at other similar facilities, it is expected that residents would not own or operate cars nor generally access the Facility via automobile; they would either walk or use public transit. Onsite social services such as counseling, job placement, permanent housing assistance, and recreational and wellness activities would be provided at the Facility. Therefore, it is assumed that no vehicle trips would be generated by the residents.

Future No-Action Condition

As described in 2.0 Analysis Framework, in the Future No-Action condition, absent the Proposed Action, the Site could hypothetically be developed as-of-right with an 8-story mixed-use building containing approximately 103,321 sf of residential space (providing approximately 148 DUs) and 30,087 sf of commercial space on the ground floor.

Using the daily trip generation rate of 8.18 trips per unit for residential land use from the *CEQR Technical Manual* yielded an estimated total of 1,210 daily person trips for the projected 148 residential units. The temporal distribution for residential land use (also from the *CEQR Technical Manual*) of 9.3% and 8.5% during the weekday AM and PM peak hours, respectively, were then applied. As a result, it was projected that there would be 113 AM and 103 PM weekday peak hour trips made by the residents. The total weekday peak hour trips made by residents in the No-Action condition are summarized in **Table 17**.

Table 17
No-Action Weekday Resident Mode and Peak Hour Trips

Mode Type	Mode Percent*	AM Peak Hour Trips	PM Peak Hour Trips
Auto/Motorcycle	43.1%	49	45
Taxi	1.0%	1	1
Subway/Railroad	29.2%	33	30
Public Bus	16.0%	18	16
Ferry	0.9%	1	1
Bicycle	1.6%	2	2
Walk Only	8.2%	9	8
Total	100%	113	103

** Source: RJTW, American Community Survey, 2017-2021 Five Year Means of Transportation to Work Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626.*

With respect to the proposed commercial space, using the *CEQR Technical Manual's* daily trip generation rate of 329 trips per 1,000 sf yields an estimated total of 10,577 trips. The temporal distribution for local retail use (also from the *CEQR Technical Manual*) of 4.8% and 10.9% during the weekday AM and PM peak hours, respectively, were then applied. As a result, it was projected that the building's commercial space would account for 507 AM and 1,151 PM weekday peak hour trips. When added to the residential trips above, the total No-Action trip generation would be 620 AM and 1,254 PM weekday peak hour trips.

Future With-Action Condition

RESIDENT TRIP ASSUMPTIONS

Since each family (families with children) would live in individual units, the transportation planning assumptions would be most analogous with the Affordable Residential land use (with three or more floors). As a result, the daily person trip generation rates and temporal distributions for the Affordable Residential land use were used from the *CEQR Technical Manual*. The daily trip generation rate of 8.18 trips per unit yielded an estimated total of 1,432 daily person trips for the projected 175 units at this Facility. In terms of modes of transportation, the crisis center/health clinic component (transitional housing for the homeless) for the *No. 7 Subway Extension-Far West Midtown Manhattan Rezoning FEIS* (CEQR No. 03DCP031M) presented that 94% of residents would walk. Assuming the same 94% would walk at this Facility, the remaining 6% was assumed to use mass transit (either bus or subway) adjusted based on the Journey to Work (JTW) data from the American Community Survey (ACS), 2017-2021 Five Year Means of Transportation to Work, for Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626.

There is a 10:00 PM curfew at the Facility, therefore, no resident trips were assumed to occur during the 10:00 PM to 5:00 AM overnight period. The daily person trips from the *CEQR Technical Manual* for residential land use of 9.3% and 8.5% during the weekday AM and PM peak hours, respectively, were used. As a result, it was projected that there would be 133 AM and 122 PM weekday peak hour trips made by the residents at the Facility. The total weekday peak hour trips made by the residents at the Facility are identified in **Table 18**.

Table 18
With-Action Weekday Resident Mode and Peak Hour Trips

Mode Type	Mode Percent*	AM Peak Hour Trips	PM Peak Hour Trips
Auto	0%	0	0
Subway/Railroad	4%	5	5
Bus	2%	3	3
Walk Only	94%	125	114
Total	100%	133	122

** Source: No. 7 Subway Extension-Far West Midtown Manhattan Rezoning FEIS (modified for Kings using RJTW data)*

EMPLOYEE TRIP ASSUMPTIONS

A total of 61 full-time employees (FTE) would be working at the Facility spread out by day of the week and by eight shifts per day. The peak number of weekday employees would be working during the six-day shifts. Specifically, as shown in **Table 19**, there are projected to be 39 employees working in six different shifts during the weekday day shifts including social service staff, kitchen/cleaning staff, security guards, and administrators and 11 employees during the weekday evening shift. There are also projected to be 11 employees working during the weekday overnight shift.

Table 19
Employee Shifts

Shift	Total
7:00 AM - 3:30 PM	10
8:00 AM – 4:30 PM	6
9:00 AM – 5:00 PM	15
10:00 AM – 6:00 PM	3
11:00 AM – 7:00 PM	2
11:30 AM – 8:00 PM	3
3:00 PM – 11:30 PM	11
11:00 PM – 7:30 AM	11
Total:	61

As a means for identifying the modes of transportation by the employees, Reverse Journey to Work (RJTW) data was extracted from the Census Transportation Planning Products Program (CTPP), 2017-2021 Five Year Means of Transportation to Work, for Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626. The projected modes of transportation used by persons traveling to the Facility for work and the trips made by the employees during the peak weekday day, evening, and overnight shifts were identified in **Table 20**.

TRUCK TRIP ASSUMPTIONS

The proposed Facility with 175 units would essentially function as a residential land use. This conservative estimate of truck trips includes the residential and non-residential project elements. Therefore, the daily truck trip generation rate of 0.06 trips per unit and temporal distributions of 12% for the AM peak hour and 2% for the PM peak hour were assumed for a residential use from the *CEQR Technical Manual.* The truck trips were converted to Passenger Car Equivalents (PCE) using a 1.5 multiplier as per the *CEQR* Technical Manual yielding a total of 9 daily truck trips to serve the proposed facility. As a result, 2 truck trip would be projected during the AM peak hour and 0 truck trips would be projected during the PM peak hour.

PROJECTED WEEKDAY PEAK HOUR TRIPS

Based upon the data, the weekday AM peak hour would represent the worst case as 15 total weekday day shift employees would be entering the Facility, 11 total weekday overnight shift employee would be leaving the Facility, and 133 residents would be entering/leaving the Facility. The total weekday AM peak hour trips are projected to be 159 and are presented by mode in **Table 21**.

Table 20
Employee Travel Modes and Employee Trips During Peak Weekday Shifts

Mode Type	Mode Percent*	Peak Weekday Day Shift (9:00-5:00 PM) Employee Trips	Peak Weekday Evening Shift (3:00 PM – 11:30 PM) Employee Trips	Peak Weekday Overnight Shift (11:00 PM – 7:30 AM) Employee Trips
Auto	55.3%	8	6	6
Taxi	0.2%	0	0	0
Subway/Railroad	10.8%	2	1	1
Bus	18.4%	3	2	2
Ferry	0.0%	0	0	0
Bicycle	2.1%	0	0	0
Walk Only	.13.2%	2	2	2
Total	100%	15	11	11

** Source: RJTW, American Community Survey,* 2017-2021 *Five Year Means of Transportation to Work Kings County Census Tracts* 568, 566, 574, 570, 632, 572, 594.02 and 626.

Table 21
Projected Total Trips (Weekday AM Peak Hour)

Mode	Residents	Employees	Total
Auto	0	14	14
Taxi	0	0	0
Subway	5	3	8
Bus	3	5	8
Ferry	0	0	0
Bicycle	0	0	0
Walk Only	125	4	129
Total	133	26	159

PROJECTED WEEKDAY PEAK HOUR VEHICLES

The vehicle occupancy rate of 1.09 was derived from the RJTW, American Community Survey, 2017-2021 Five Year Means of Transportation to Work, Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626, was applied to the weekday AM peak hour auto and taxi trips to calculate the weekday AM peak hour vehicles. As a result, the peak hour auto trips would be 13 during the weekday AM peak hour. There are no taxi trips and 2 truck trips projected during the weekday AM peak hour. The total weekday AM peak hour vehicles projected are provided in **Table 22** below.

Table 22
Weekday Peak Hour Vehicles

Mode	AM Peak Hour (8:00 AM – 9:00 AM)		
	Residents	**Employees**	**Total**
Auto	0	13	13
Taxi	0	0	0
Truck	2	0	2
Total	2	13	15

TRAFFIC SCREENING

Based upon the RJTW data, a total of 55.3% of the persons traveling to Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626, for work used their personal vehicles and 0.2% used a taxi. The worst-case traffic scenario would be 8 total vehicles traveling to the Facility to start the weekday day shift and 5 total vehicles exiting from the Facility after they end the weekday overnight shift. There are no taxi trip-ends projected during the weekday AM peak hour. There are 2 projected truck trips during the weekday AM peak hour. Since the 15 vehicle trip-ends projected during the weekday AM peak hour do not exceed the Level 1 threshold of 50 vehicle trip-ends during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse traffic impacts are not expected because of the Proposed Action.

PARKING SCREENING

Since nine (9) on-site parking spaces would be provided for employees as part of the Proposed Action, the remaining employees that would drive to the facility would be accommodated throughout a weekday at on street parking spaces in the vicinity of the Project Site. Furthermore, according to the *CEQR Technical Manual,* when a proposed action does not warrant a detailed traffic analysis, a parking assessment is also not needed. Therefore, significant adverse parking impacts are not expected because of the Proposed Action.

SUBWAY SCREENING

The Avenue U Subway station, located more than one mile from the proposed Facility, serves the Q line. Based upon the RJTW data, a total of 10.8% of the persons traveling to Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626 for work used the subway. It was also estimated that 4% of the residents would use the subway. As a result, it is projected that a total of 8 subway trips would be generated by the proposed project during the peak hour. This includes a total of 3 employee subway trips (2 employee trips from the weekday day shift and 1 employee trip from the weekday overnight shift) and 5 resident subway trips. Since this does not exceed the Level 1 threshold of 200 subway trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse subway impacts are not expected because of the Proposed Action.

BUS SCREENING

The proposed facility can be accessed by the B3 bus route on Avenue U, the B31 and BM4 bus routes on Gerritsen Avenue, and the B36, B44 and Select Bus routes on Nostrand Avenue. Based upon the RJTW data, a total of 18.4% of the persons traveling to Kings County Census Tracts 568, 566, 574, 570, 632, 572, 594.02 and 626 for work used the bus. It was also estimated that 2% of the residents would use the bus. It is projected that a total of 8 bus trips would be generated by the proposed project during the peak hour (3 employee trips from the weekday day shift, 2 employee trips from the weekday overnight shift, and 3 trips by a resident). Since this does not exceed the Level 1 threshold of 200 bus trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse bus impacts are not expected because of the Proposed Action.

PEDESTRIAN SCREENING

Based upon the RJTW data, a total of 13.2% of the employees of the day and overnight shifts (4 total) would walk to and from work. It was also estimated that 94% of the residents (125 total) would walk to and from their destination during the weekday AM peak hour. In addition to the walk-only trips, all bus and subway trips generated by the Proposed Action would begin or end as pedestrian trips (8 by employees and 8 by residents). It was also assumed that all employees traveling in vehicles would constitute walking trips (14 by employees). There are no taxi trip-ends projected during the weekday AM peak hour that would begin or end as pedestrian trips. As a result, a total of 159 pedestrian trips would be generated by the residents and employees of the proposed project during the AM peak hour. Since this does not exceed the Level 1 threshold of 200 pedestrian trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse pedestrian impacts are not expected because of the Proposed Action.

Future No-Action vs. Future With-Action Conditions

The incremental difference between the Future No-Action Condition and the Future With-Action Condition is summarized in **Table 23** below.

Table 23
Weekday With-Action vs No-Action Peak Hour Trips

No-Action	With-Action	Increment
AM Peak Hour		
620	133	-487
PM Peak Hour		
1,254	122	-1,132

CONCLUSION

Since the incremental differences between the Future No-Action and Future With-Action scenarios would not exceed the Level 1 traffic, subway, bus, or pedestrian trip thresholds during either of the peak hours (and actually be negative), a Level 2 screening assessment is not warranted and significant adverse traffic, parking, subway, bus, or pedestrian impacts are not expected as a result of the Proposed Action.

3.14 Air Quality

Ambient air quality may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project. To determine the potential for the Proposed Action to result in significant adverse mobile and stationary source air quality impacts, screening analyses were performed pursuant to the *CEQR Technical Manual*. Based on the results presented below, the Proposed Action would not result in significant adverse air quality impacts from mobile or stationary sources.

Mobile Sources

Based on the *CEQR Technical Manual*, a mobile source air quality analysis is warranted if:

- the proposed project would result in operable windows, air intakes, and air vents located within 200 feet of a highway with a total of more than two lanes; or
- the proposed project would generate peak hour auto traffic or divert existing peak hour traffic resulting in 170 or more auto trips.

The new building would not be located within 200 feet of any highway. Furthermore, the proposed Facility would house a population experiencing homelessness and no additional vehicle trips would be generated as a result of the Proposed Action. As a result, additional trips from Facility staff would be below the CEQR threshold of 170 or more vehicle trips. Therefore, a detailed mobile source air quality analysis is not warranted for the Proposed Action, and no significant adverse mobile source air quality impacts would occur.

Stationary Sources

According to the *CEQR Technical Manual* proposed projects may result in stationary source air quality impacts when they would:

- create new stationary sources of pollutants;
- introduce certain new uses near existing or planned emission stacks that may affect the use; or
- introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

The proposed Facility would be approximately 110,265 square feet (sf) and would be used as a transitional housing facility for families with children. According to the specifications of the proposed building, the heating, ventilation, and air conditioning (HVAC) systems will be powered entirely by electricity. Since the use of electricity to power the HVAC equipment would not result in any emissions of pollutants, no further analysis is warranted.

Industrial Source Screen

Based upon a DEP permit search and field reconnaissance, there are no facilities with active DEP permits located within 400 feet of the Site and no facilities with active federal Title V or State Facility Permits located within 1,000 feet of the Site. In addition, there are no major or large fossil-fuel burning sources and no industrial or manufacturing land uses in proximity of the Site. Therefore, no significant adverse air quality impacts from off-site industrial sources would occur.

3.15 Greenhouse Gas Emissions and Climate Change

As stated in the *CEQR Technical Manual,* a greenhouse gas (GHG) emissions or climate change assessment focuses on projects that propose power generation or regulations that fundamentally change the city's solid waste management system, or that would require conducting an Environmental Impact Statement (EIS) level analysis for developments of 350,000 sf or greater. As the proposed Facility does not fit this classification and would notexceed the size threshold of 350,000 sf, no significant adverse impacts with respect to GHG emissions and climate change would occur. Therefore, a GHG emissions and climate change assessment is not warranted for the Proposed Action.

3.16 Noise

The *CEQR Technical Manual* defines noise as any unwanted sound. Under CEQR, three principal types of noise sources are analyzed: mobile, stationary, and construction sources. According to the *CEQR Technical Manual*, an initial noise impact screening considers whether a proposed action generates any mobile, stationary, or construction sources of noise, or, if the project facilitated by a proposed action is a sensitive receptor (such as the proposed Facility), and if it will be located in an area with high ambient noise levels. A sensitive receptor is an area where human activity may be adversely affected by noise levels. Sensitive receptors include residences, health care facilities, museums, schools, parks, and other uses. Areas with high ambient noise levels include those near highly trafficked thoroughfares, airports, railroads, or other loud activities.

Mobile Source Noise

An initial noise assessment may be appropriate if a proposed project would introduce a new receptor near a heavily trafficked thoroughfare. The Proposed Action would facilitate the construction of a transitional residence for homeless families with children in a building to be constructed at 2134 Coyle Street. Therefore, as a result of the Proposed Action, a new sensitive receptor would be located on the Site. The new building would have an east frontage along Coyle Street (a two-way, two-lane street). Since the predominant noise in the area surrounding the Site stems from vehicular traffic, a preliminary mobile source noise assessment was conducted.

The Site is not located within the 65-decibel day-night sound level (LDN) airport contour. Therefore, a mobile source noise analysis with respect to aircraft is not warranted.

Selection of Noise Receptor Location

Noise measurements taken as part of the 2185 Coyle Street rezoning in April 2023 (CEQR No. 23DCP131K) were utilized in this report as well. Noise was measured at one street level receptor location. As shown in **Figure 7**, this monitoring location was representative of the worst-case noise exposure for the building's facades.

Noise Monitoring

Vehicular Noise

The noise measurements utilized in this report are from the *2185 Coyle Street Rezoning Environmental Assessment Statement* (CEQR No. 23DCP131K, April 3, 2023) conducted for the New York City Department of City Planning. Measurements were conducted during the AM, Midday and PM peak hours on November 15th, 2022. Peak hours are the time periods during which most traffic and therefore highest mobile source noise levels are expected to occur. The duration of all measurements was 20 minutes to ensure that a representative measurement was obtained from roadway vehicles and other ambient noise sources. The relevant noise descriptor recorded to identify window wall attenuation for the Site is the L_{10}. **Table 24** shows the results of the noise monitoring.

Equipment Used During Noise Monitoring

According to the *2185 Coyle Street Rezoning Environmental Assessment Statement*, measurements were performed using Brüel & Kjaer Sound Level Meters (SLM) Type 2250 and 2260, Brüel & Kjaer ½-inch microphones Type 4189, and Brüel & Kjaer Sound Level Calibrators Type 4231. The Brüel & Kjaer SLMs are Type 1 instruments according to ANSI Standard S1.4- 1983 (R2006). The SLMs had a laboratory calibration date within one year of the time of use. There were no significant variances between the beginning and ending calibration measurements. Weather conditions during the measurement period were cloudy and in the mid-30s to mid-40s°F, with a wind speed average of 10 miles per hour.

Source: Google Earth

Figure 7
Noise Monitoring Locations

Coyle Street Shelter
Families with Children Shelter
2134 Coyle Street
Block 7367, Lot 11
Brooklyn, NY 10027

Table 24
Existing Noise Levels at the Receptor Location – Eastern Facade

Peak Period	Date	L_{eq}	L_1	L_{10}	L_{50}	L_{90}	CEQR Noise Exposure Category
AM 7:30 AM - 8:30AM	10/15/22	63.34	72.07	66.98	58.59	50.41	Marginally Acceptable
MD (1:00AM - 2:00PM)	10/15/22	55.43	65.66	58.25	51.42	46.05	Acceptable
PM (4:45PM – 5:45PM)	10/15/22	56.69	67.92	59.08	51.27	46.39	Acceptable

Noise Attenuation Requirements

Traffic Noise

Noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential and community facility uses, and 50 dBA or lower for retail and office uses and are determined based on exterior L_{10} noise levels.

As shown in Table 24, the highest existing L_{10} value of 66.98 dBA was measured at the noise monitoring location in the AM peak hour. The MD and PM peak hour readings were 58.25 and 59.08 dBA, respectively. These L_{10} values place the AM peak hour measurement within the "Marginally Acceptable" exposure category, and the MD and PM peak hour measurement within the "Acceptable" exposure category. As a result, this facade requires window wall attenuation of 25 dBA to ensure an acceptable indoor noise level of 45 dBA for community facilities and residential uses. Based on a projected annual traffic growth rate of .05% and project-induced vehicle trips, the peak With-Action L_{10} value would be 66.98 dBA. As a result, this L_{10} value noise exposure would still require window wall attenuation of 25 dBA to ensure acceptable indoor noise level at 45 dBA for community facilities and residential uses.

The required 25 dBA of window-wall attenuation can be provided using a typical window assembly and construction materials. Alternate means of ventilation must also be provided to maintain a closed window condition. With these measures in place, the appropriate level of noise attenuation would be provided for the Proposed Action and there would be no significant adverse mobile source noise impacts as a result.

Stationary Noise Sources

An initial assessment of stationary noise sources may be appropriate for proposed actions that would generate substantial stationary source noise (e.g., unenclosed mechanical equipment for manufacturing or building ventilation purposes) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses.

The Site is not located in an area with high ambient stationary noise and the facility itself does not generate stationary source noise. In addition, noise emissions from the building's HVAC equipment would be controlled per the New York City Building Code and Noise Code. As a result, the project does not require a stationary source noise analysis and no significant adverse stationary source noise impacts would occur because of the Proposed Action.

3.17 Public Health

According to the *CEQR Technical Manual*, for most proposed actions, a public health analysis is not necessary where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If, however, an unmitigated significant adverse impact is identified in other analysis areas, such as the ones named above, the CEQR lead agency may determine that a public health assessment is warranted for that specific technical area. No unmitigated significant adverse impacts related to these analysis areas have been identified. Thus, an assessment of public health impacts is not warranted, and no significant adverse public health impacts would occur as a result of the Proposed Action.

3.18 Neighborhood Character

Neighborhood character is generally described as the combined impression or effect of land use, physical form, social make-up and level of economic and traffic/pedestrian activity within a definable, cohesive district. According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed action has the potential to result in significant adverse impacts to land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise; or when the project may have moderate effects on several of the elements that define a neighborhood's character.

As the Proposed Action would not include land use actions, result in land use changes, or result in significant adverse impacts in the analysis areas listed above, a neighborhood character assessment is not warranted. No significant adverse impacts to neighborhood character would occur as a result of the Proposed Action.

3.19 Construction

The *CEQR Technical Manual* distinguishes between short-term construction duration (less than 24 months) and long-term construction duration (24 months or longer). Construction of the proposed Facility is expected to take approximately 18 months, beginning in late 2024 and lasting until approximately early 2026. Since this time period is less than 24 months, no construction analysis is warranted.

Attachments

Attachment 1:

Area Photographs

Photo 1: Looking southwest at the Site from along Coyle Street.

Photo 2: Southwesterly view of the vacant hardware supply store on the Site.

Photo 3: Southwesterly view of the open-air storage yard and warehouse on the Site.

Photo 4: Northwesterly view of the open-air storage yard and hardware supply store on the Site.

Photo 5: Northwesterly view of the warehouse and open-air storage yard on the Site.

Attachment 2:

WRP Submission

WRP Consistency Review: Request for additional information - WRP# 24-055

Amber Nowak (DCP) <ANowak@planning.nyc.gov>

Thu 6/6/2024 2:41 PM

To:Ehrenbeck, Donald E. <dehrenbeck@csagroup.com>
Cc:Michael Marrella (DCP) <MMarrel@planning.nyc.gov>

Good afternoon,

We have completed the review of the project as described below for consistency with the policies and intent of the New York City Waterfront Revitalization Program (WRP).

2134 Coyle Street Development (CEQR # 24DHS009K): The New York City Department of Homeless Services (DHS) is proposing to enter into a long-term multi-year contract (Proposed Action) with the not-for-profit organization Westhab to operate a transitional residence for up to 175 families with children (up to 452 residents) in a new 7-story building to be constructed at 2134 Coyle Street in Sheepshead Bay, in Brooklyn Community District 15. The new building would be constructed as-of-right by a third-party developer, who would rely on the multi-year contract between Westhab and DHS to secure project financing.

Based on the information submitted, the Climate & Sustainability Planning Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, hereby concurs that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy.

This determination is only applicable to the information received and the current proposal. Any additional information or project modifications would require an independent consistency review.

For your records, this project has been assigned WRP #24-055. If there are any questions regarding this review, please contact me.
Thank you,

Amber Nowak
Senior Planner • Climate and Sustainability Planning
(She/Her)

NYC Department of City Planning
212-720-3448 (O)
120 Broadway, 31st Floor, New York, NY 10271

anowak@planning.nyc.gov

Visit our website | Twitter | Instagram| NYC Comprehensive Waterfront Plan

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: New York City Department of Homeless Services

Name of Applicant Representative: Michele Sledge, Executive Director, NonProfit Owned Shelter Capacity

Address: 33 Beaver Street, New York, NY 10004

Telephone: 212-607-5385 Email: MSledge@dhs.nyc.gov

Project site owner (if different than above): Coyle Properties, LLC

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The New York City Department of Homeless Services (DHS) is proposing to enter into a long-term multi-year contract (Proposed Action) with the not-for-profit organization Westhab to operate a transitional residence for up to 175 families with children (up to 452 residents) in a new 7-story building to be constructed at 2134 Coyle Street in Sheepshead Bay, in Brooklyn Community District 15. The new building would be constructed as-of-right by a third-party developer, who would rely on the multi-year contract between Westhab and DHS to secure project financing.

2. Purpose of activity

The City of New York is mandated by law and court order to provide housing to every eligible homeless family and individual who seeks it and must do so on an immediate basis. Thus, DHS must have sufficient shelter capacity to meet fluctuations in shelter demand. According to the Department of Homeless Services Daily Report published March 21, 2024, there are 18,735 families with children (61,389 individuals) residing in New York City shelters. Operation of the proposed Facility is critical for DHS to meet immediate and long-term capacity demands. DHS also recognizes that the shelter providers they contract with must provide services to clients to assist them in moving out of shelter and into permanent housing as quickly as possible. To assist with accomplishing this goal, providers offer social services to homeless adults at the shelters to help them and their families obtain permanent housing and avoid shelter re-entry.

C. PROJECT LOCATION

Borough: Brooklyn Tax Block/Lot(s): Block 7367, Lot 11

Street Address: 2134 Coyle Street

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☐ Yes ☑ No

- ☐ City Map Amendment
- ☐ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☑ Other, explain: CEQR compliance
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

   ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
   ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
   ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
   ☐ Recognized Ecological Complex (REC) (*4.4*)
   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☐
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☐
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☐
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☐
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☐
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☐
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☐
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☐
4.8	Maintain and protect living aquatic resources.	☐	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☑	☐	☐
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☑	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☑	☐	☐
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☑	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☑	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☑	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☐

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☐
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☐

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Michele D. Sledge

Address: 30 BeaverStreet, New York, NY 10004

Telephone: 212-607-5385 Email: MSledge@dhs.nyc.gov

Applicant/Agent's Signature: _____

Date: 4/2/24

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☐ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

Proposed DHS Families with Children Shelter

NYC WRP Consistency Assessment Policy Review

The Site is located within the City's Coastal Zone; accordingly, the Proposed Action is subject to review for consistency with the policies of the New York City Waterfront Revitalization Program (WRP). The WRP outlines policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront while minimizing the conflicts among those objectives.

The WRP Consistency Form lists the WRP policies and indicates in a checklist format whether the Proposed Action would promote or hinder a WRP policy, or if a policy would not be applicable. This section provides additional information for the policies identified as promoting the WRP in the Consistency Assessment Form.

I. PROJECT DECRIPTION

The New York City Department of Homeless Services ("DHS") is proposing to enter into a long-term multi-year contract ("Proposed Action") with the not-for-profit organization Westhab ("Provider") to operate a transitional residence ("Facility") for up to 175 families with children (up to 452 residents) in a new 7-story building to be constructed ("Proposed Project") at 2134 Coyle Street in Sheepshead Bay, in Brooklyn Community District 15 ("Site"). The new building would be constructed as-of-right by a third-party developer, who would rely on the multi-year contract between the Provider and DHS to secure project financing. While the DHS/Westhab contract comprises the Proposed Action, the construction and operation of the transitional housing development comprises the Proposed Project.

Entering into this contract with the Provider by DHS is a discretionary action requiring compliance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review (CEQR) process found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review (SEQRA).

The Site is located at 2134 Coyle Street on Block 7367, Lot 11 (Figures 1 and 2). The approximately 36,000-square-foot (sf) lot is bound by a one-story commercial building to the north; Coyle Street followed by two one- to two-story commercial buildings, a vacant parking lot, and a former grocery store to the east; a one-story drycleaner to the south; and multiple two-story residential buildings to the west. The relatively level property is improved with a one-story slab-on-grade warehouse in the southern part of the Site, a two-story hardware supply store with partial cellar, and an asphalt-paved open-air storage yard in the central part of the Site, and a one-story commercial building occupied by a retail store in the northern part of the Site. Construction of the new building is scheduled to begin in mid- to late-2024 with completion anticipated by late 2025. The Facility is expected to be operational shortly thereafter.

II. PURPOSE OF ACTIVITY

The City of New York is mandated by law and court order to provide housing to every eligible homeless family and individual who seeks it and must do so on an immediate basis. Thus, DHS must have sufficient shelter capacity to meet fluctuations in shelter demand. According to the Department of Homeless Services *Daily Report* published March 20, 2024, there are 18,737 families with children (61,400

individuals) residing in New York City shelters. Operation of the proposed Facility is critical for DHS to meet immediate and long-term capacity demands. DHS also recognizes that the shelter providers they contract with must provide services to clients to assist them in moving out of shelter and into permanent housing as quickly as possible. To assist with accomplishing this goal, providers offer social services to homeless adults at the shelters to help them and their families obtain permanent housing and avoid shelter re-entry.

III. CONSISTENCY WITH APPLICABLE WRP POLICIES

Since this Proposed Action would involve the use of a new building to provide transitional housing, only Policy One and Policy Six warranted further assessment.

POLICY ONE **Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**

1.1 Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

The Site is not located on the waterfront, but in an upland area that is located approximately 0.25-miles to the southwest of Gerritsen Inlet and approximately 0.30-miles to the northwest of Shell Bank Creek, both of which connect to Jamaica Bay to the south. The Proposed Action would facilitate the development of a new building to house up to 175 homeless families with children on an underutilized parcel. The Site is located in an appropriate location for this development as it is located in Sheepshead Bay, a neighborhood with residential, commercial, and community facility land uses that is well-served by existing infrastructure and public transportation. The Site is not located within a Significant Maritime and Industrial Area (SMIA), Special Natural Waterfront Area (SNWA), Priority Maritime Activity Zone (PMAZ), Recognized Ecological Complex (REC), or the West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA), as defined in the WRP, and is therefore not located in a special area that may be inappropriate for new. As such, the Proposed Action promotes WRP Policy 1.1.

1.3 Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

Use of this underutilized site encourages redevelopment of community facility uses in a portion of the Coastal Zone where infrastructure and public facilities are adequate and available. Land use in the vicinity is mixed and includes residential to the west and commercial to the south, north and east. The Site is situated on the west side of Coyle Street between Avenues U and V. The area is well served by public transportation, with seven City bus lines with stops within ½-mile of the Site. The scale of the resultant development would not overburden the surrounding Sheepshead Bay neighborhood.

Use of the Facility would result in an estimated increased demand of approximately 50,000 gallons of potable water per day (gpd), at its full occupancy. The total demand would be less than 0.001 percent of New York City's average daily demand of 1.2 billion gpd. The building would be located within the drainage area of the Coney Island Wastewater Treatment Plant, which has the capacity to treat 110 million gpd of wastewater. Since public facilities and infrastructure are more than adequate to serve a new population of up to 513 individuals (452 residents and 61 staff), the Proposed Action is supportive of WRP Policy 1.3.

1.5 Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

As described in Policy 6.2 below, the Proposed Project would integrate consideration of the latest projections of climate change and sea level rise in New York City into its planning and design. All vulnerable or critical features would be protected through flood damage reduction measures or future adaptive actions. For these reasons, the Proposed Actions would advance Policy 1.5.

POLICY FIVE Protect and improve water quality in the New York City coastal area.

5.2 Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.

The Site is located in a Municipal Separate Storm Sewer System (MS4) with an MS4 outfall into Sheepshead Bay. Stormwater generated on the Site would be discharged directly to Sheepshead Bay through this existing outfall. The existing stormwater outfalls would collect and treat stormwater runoff using water quality treatment units, improving the quality of stormwater conveyed to the outfall. Stormwater would be treated in accordance with the New York State Department of Environmental Conservation's State Pollutant Discharge Elimination System (SPDES) General Permit regulations prior to connecting to existing outfalls.

Individual Best Management Practices would be implemented to support stormwater management. During construction, a Stormwater Pollution Prevention Plan (SWPPP) would be implemented on the Site, along with a monitoring program to document that construction meets the requirements of the SWPPP. Additional BMP methods, for both construction as well as the operation of the Facility, will be determined with further refinement of the design of the building and in consultation with DEP.

POLICY SIX Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

6.1 Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

The Site is located in the 500-year flood zone (Zone X), and the Base Flood Elevation ("BFE") of the nearby 100-year flood zone is approximately 10 feet (NAVD88). The Proposed Action would facilitate the construction of a new building that would replace three structures that were built in 1956 with no floodproofing or resiliency measures.

Because the Site is located outside of the limit of the 100-year flood zone (Zone AE), Appendix G of the New York City Building Code would not apply to the Proposed Project. The Proposed Project's ground floor would be located at an elevation of approximately 14.6 feet (NAVD88). The Proposed Project would contain a cellar, which would be located at an elevation of approximately 5.6 feet. The Proposed Project would be designed and constructed in accordance with city and state flooding and erosion regulations, where applicable, including New York City Administrative Code, Title 28, Section 104.9 (*Coastal Zones and Water-Sensitive Inland Zones*). For these reasons, the Proposed Actions would advance Policy 6.1.

6.2 Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.

As outlined in *The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance* document, for site-specific actions that include (or would facilitate the development of) new vulnerable, critical, or potentially hazardous features, the detailed three-step methodology approach should be utilized to assess a project or action's consistency with Policy 6.2. **Step 1** identifies the vulnerabilities and consequences, **Step 2** identifies adaptive strategies, and **Step 3** assesses policy consistency (see attached flood evaluation spreadsheets for the Proposed Project).

Step 1: Identify Vulnerabilities and Consequences

The goal of this first step is to assess the project's vulnerabilities to future coastal hazards and what potential consequences may result. As stated above, the Site is located in the 500-year flood zone (Zone X) and would be located outside of the limit of the 100-year flood zone (Zone AE). Therefore, the primary study area does not have a BFE. The BFE of the nearby 100-year flood zone is approximately 10 feet (NAVD88); the Proposed Project's height measurements would be made from this base plane.

Coastal storms could bring high winds in addition to flood hazards to the area. However, the Site is not located within a Coastal A or V zone. The Proposed Project is not expected to make flooding on adjacent properties worse, nor would the Proposed Project conflict with other plans for flood protection on adjacent properties.

Nearby waterbodies, including Gerritsen Inlet and Shell Bank Creek, connect to Jamaica Bay, a tidal estuary. Therefore, the flood elevation is controlled by the tidal conditions within New York Bay, Long Island Sound, and the Atlantic Ocean. Because the coastal floodplain is affected by coastal flooding, rather than local or fluvial flooding, the operation of the Proposed Project would not exacerbate flooding conditions on or near the Site. Furthermore, coastal floodplains are influenced by astronomic tide and meteorological forces (e.g., northeasters and hurricanes) and not by fluvial flooding (e.g., rivers and streams overflowing their banks), and, as such, are not affected by the placement of obstructions (e.g., buildings) within the coastal floodplain. As shown in the *Mean Higher High Water + Sea Level Rise* graph, only the Proposed Project's cellar, a critical feature, would be located below the elevation of the Mean Higher High Water only after 2060. No other critical and vulnerable features of the Proposed Project are anticipated to be located below the elevation of the Mean Higher High Water at any point over the Proposed Project's lifespan. Therefore, operation the Proposed Project is not expected to exacerbate future projected coastal flooding conditions.

In June 2013, the Federal Emergency Management Agency (FEMA) issued *Preliminary Work Maps* for New York City to show coastal flood hazard data. Subsequently, the city made immediate accommodations to zoning regulations and upgrades to the *New York City Building Code* to ensure that new construction would be built to these higher standards. In January 2015, FEMA issued *Revised Preliminary Flood Insurance Rate Maps* (FIRMs) for New York City, which are considered the best available flood hazard data, replacing the FEMA *Preliminary Work Maps*. As noted previously, the Site is located within an area of special flood hazard. A majority of the Site is located within the 500-year flood zone (Zone X).

The New York City Panel on Climate Change (NPCC) recommends assessing the impacts of projected sea level rise on the lifespan of projects. While the NPCC developed a series of flood projection maps that incorporate sea level rise projections with FEMA's January 2015 FIRMs, because of limitations in the accuracy of flood projections, the NPCC recommends that these flood projection maps not be used to judge site-specific risks. However, in general, the NPCC estimates that in the New York City area, sea level will rise up to a high estimate of 10 inches by the 2020s, and up to a high estimate of 30 inches by the 2050s. As such, areas not currently within the currently applicable 100-year and 500-year flood zones could be in the future based on the NPCC projections. Furthermore, the NPCC projects that the frequency, extent, and height of 100-year and 500-year floods will increase by the 2050s. A small portion of the Site is anticipated to fall within the future projected 100-year flood zone by the 2050s, as published by the NPCC. As illustrated in the accompanying figure, much of the Site is anticipated to fall within the future projected 100-year flood zone by the 2050s, as published by the NPCC.

As shown in the *1% Flood Elevation + Sea Rise* graph, the Site's cellar, which would contain such features as the building's mechanical, electrical and fire/water service rooms, would be located at an elevation of approximately 5.6 feet; this building feature would be located below the BFE of the future projected 100-year flood zone (10 feet [NAVD88]). The Site's ground floor (the lowest occupied floor of the Proposed Project), which would contain the lobby, amenity space, offices and several residential units, would sit at a proposed elevation of approximately 14.6 feet (NAVD88); these building features would be located above the BFE of the future projected 100-year flood zone (10 feet [NAVD88]). However, beginning in the 2080s, the elevation of the Site's ground floor would fall below the elevation of the future one percent annual chance flood zone, under high sea level rise projections, and would remain below the elevation of the future one percent annual chance flood zone for the remainder of the Proposed Project's lifespan. If any of a project's critical and vulnerable features were to fall below the elevation of the future one percent annual chance flood zone, future flooding events could result in a loss of building services, damage to property, loss of inventory, or potentially increased flood insurance costs. However, the NPCC recommends that these flood projection maps not be used to judge site-specific risks and they are subject to change.

The vulnerability of critical features to flooding will be addressed in the building's final design. The building would be designed and constructed in accordance with all applicable city and state flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 (*Coastal Zones and Water-Sensitive Inland Zones*). As noted previously, Appendix G of the *New York City Building Code* would not apply to the Proposed Project. However, the building's foundation would be dry floodproofed and designed to resist hydrostatic pressure, though not under the jurisdiction of Appendix G of the *New York City Building Code*. The Proposed Actions would not preclude the future implementation of flood mitigation measures at the Site, such as the use of deployable flood barriers or other technologies that may be developed in the future. As noted above, measures such as these could be implemented by the 2080s, when the elevation of the Site's ground floor would fall below the elevation of the future one percent annual chance flood zone.

Step 2: Identify Adaptive Strategies

If the elevation of the floodplain increases, additional protection could be provided through temporary barriers or subsequent retrofits to extend dry floodproofed materials to higher elevations. Such measures could be implemented by the 2080s, when the elevation of the Site's ground floor would fall below the

elevation of the future one percent annual chance flood zone. The Proposed Project is not expected to make flooding on adjacent properties worse, nor would the Proposed Project conflict with other plans for flood protection on adjacent properties.

Step 3: Assess Policy Consistency

The Proposed Action would advance Policy 6.2 and there would be no significant adverse impacts associated with the Site's location within the 500-year flood zone. At present, the Site is susceptible to minimal flooding risk. In the future, according to NPCC projections, the Site would continue to be susceptible to minimal flooding risk, although the NPCC recommends that these flood projection maps not be used to judge site-specific risks and are subject to change. Regardless, the proposed building's vulnerable and critical features would be protected through flood damage reduction measures or future adaptive actions, where applicable (e.g., the use of deployable barriers as needed). Therefore, the Proposed Project would be consistent with New York City policies regarding adaptation to climate change.

Based on the CAF completed for the Proposed Action, two WRP policies required further assessment. The assessment provided herein found that the Proposed Action would be consistent with all applicable WRP policies. Therefore, the Proposed Action is not expected to result in any significant adverse impacts related to the WRP.

POLICY SEVEN Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutant, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

7.1 Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.

As described in Section 3.9, "Hazardous Materials," an E-Designation for hazardous materials was placed on the Site as part of its 2021 rezoning. Solid waste material, hazardous wastes, toxic pollutants, and other substances hazardous to the environment would be managed through the E-Designation program. As part of the program, the Site would be remediated to the satisfaction of the New York City Mayor's Office of Environmental Remediation (OER) prior to the issuance of any building permits. Accordingly, the Proposed Project would be consistent with this policy.

7.2 Prevent and remediate discharge of petroleum products.

No petroleum products would be stored or utilized on the Site during its operational phase. During construction, a Stormwater Pollution Prevention Plan (SWPPP) would be implemented on the Site to identify potential sources of stormwater pollution and outline Best Management Practices (BMPs) to reduce pollutants in stormwater discharges from the Site. BMPs would typically include temporary or permanent soil stabilization practices such as seeding, mulching, application of geotextiles, or sodding as well as silt fences, earth dikes, diversions, swales, sediment traps, pipe slope drains, and storm drain inlet protection. The SWPPP would also describe controls for potential pollutants including disposal processes for construction debris, chemicals, litter, and sanitary wastes, and the storage, application, generation, and migration of all toxic substances on the Site.

7.3 Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.

No petroleum products or hazardous materials would be stored or utilized on the Site during its operational phase. The transportation of solid waste would be the responsibility of the private carrier engaged by the Facility operator. During construction, the BMPs outlined in the response to Policy 7.2 above would be utilized.

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. Tab 4, "Summary Charts" contains primary results. Tab 5, "0.2%+SLR" produces charts to be used for critical infrastructure or facilities. Tab 6, "Calculations" contains background computations. Appendix A contains tide elevations for station across the city to be used for the elevation of MHHW if a site survey is not available. Non-highlighted cells have been locked.

Background Information	
Project Name	Coyle Street Shelter
Location	2134 Coyle Street on Brooklyn Block 7367, Lot 11
Type(s)	☑ Residential, Commercial, Community Facility ☐ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facility ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater ☐ Coastal Protection
Description	Construction of a 7-story; 110, 265 sf transitional residence for up to 175 families with children (452 total residents).
Planned Completion Date	4Q 2025
Expected Project Lifespan	2055

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet."

Last update: Sept. 7, 2018

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.46	**2.46**	**NAVD88**	*Kingsborough*
1% flood height	10.00	**10.00**	**NAVD88**	*DCP Flood Hazard Mapper*
Design flood elevation	14.60	**14.60**	**NAVD88**	*Project Plans*
As relevant:				
0.2% flood height	-->			

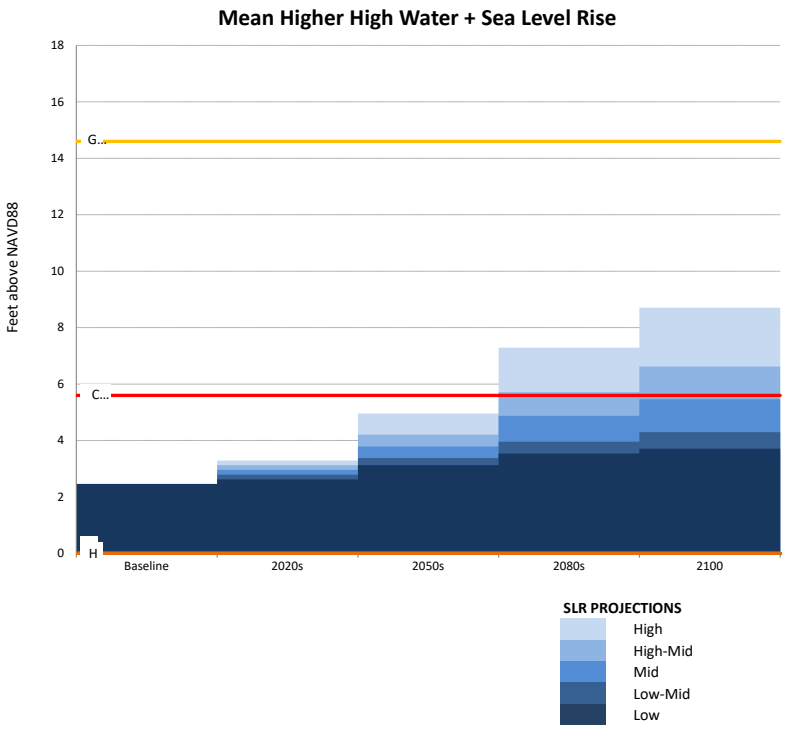
Data will be converted based on the following datums:

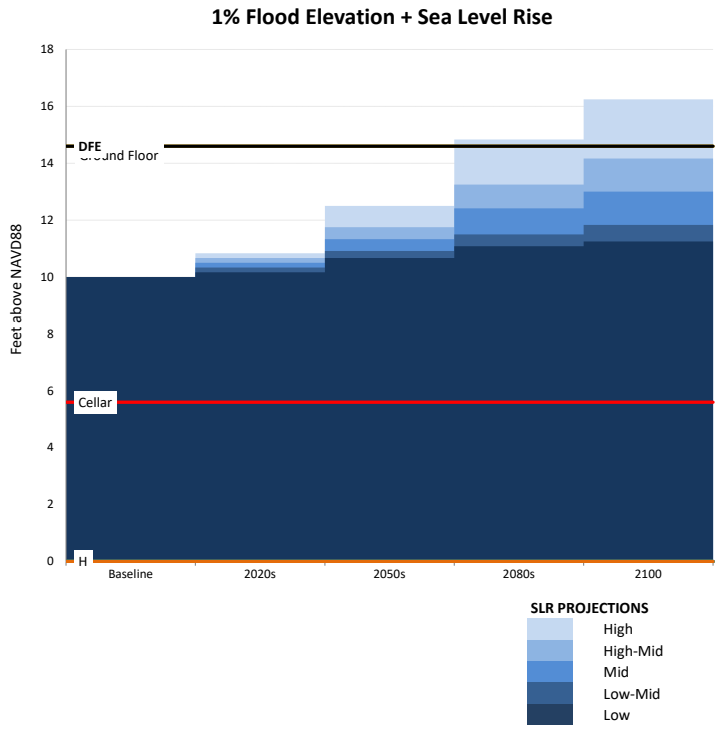
Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*

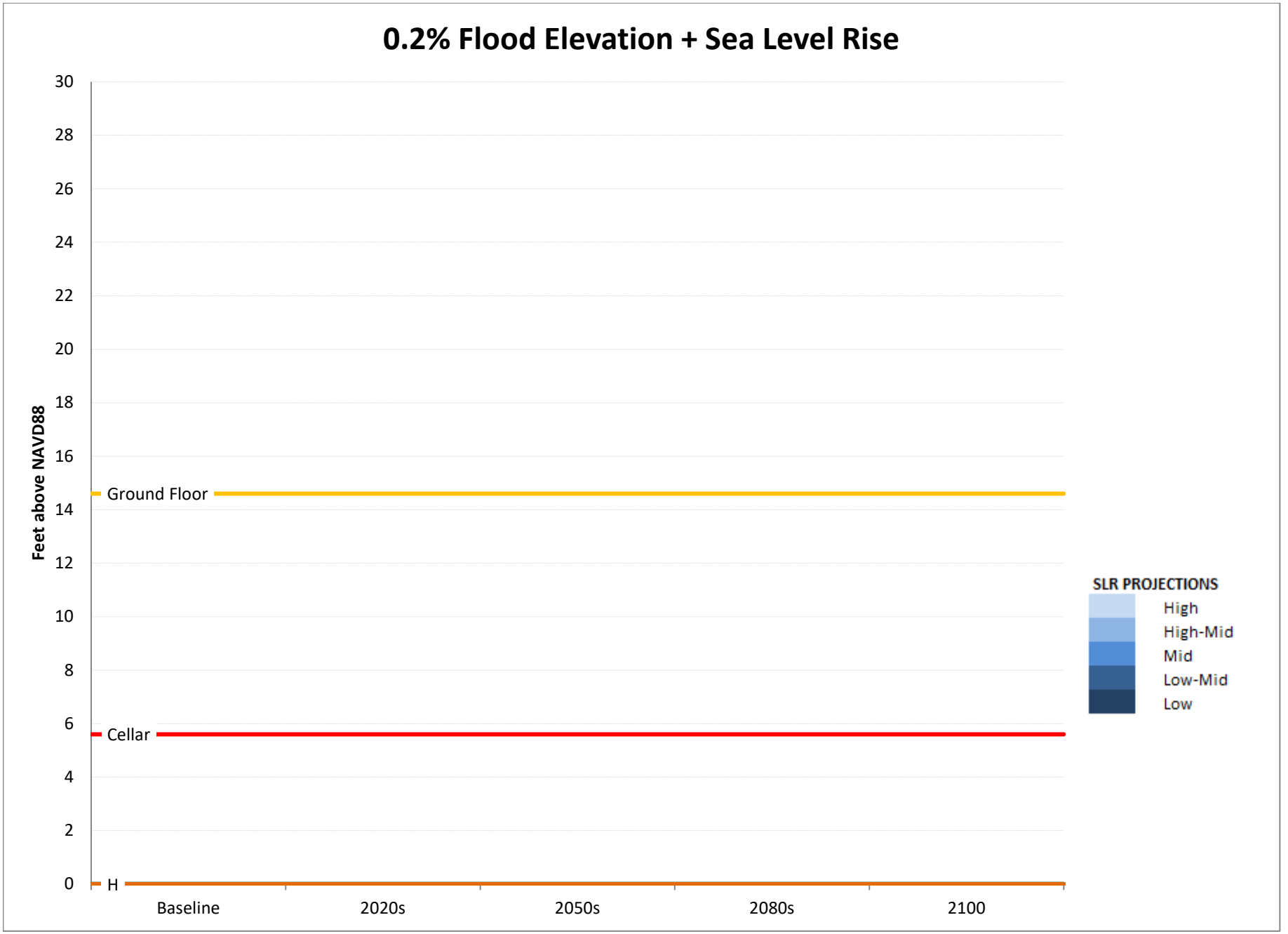
Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
Cellar	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2055	5.6	Feet	NAVD88	*5.6*	*5.6*	*3.1*	*#VALUE!*
The cellar would contain such features as the building's mechanical, electrical and fire/water service rooms.									
Ground Floor	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2055	14.6	Feet	NAVD88	*14.6*	*14.6*	*12.1*	*#VALUE!*
The ground floor would contain the lobby, amenity space, offices and several residential units.									
C	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
D	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
E	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
F	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
G	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
H	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									

Assess project vulnerability over a range of sea level rise projections.






0.2% Flood Elevation + Sea Level Rise
Feet above NAVD88
30
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
Ground Floor
Cellar
H
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low

	SLR (ft)					
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**	
Baseline	0.00	0.00	0.00	0.00	0.00	**2014**
2020s	0.17	0.33	0.50	0.67	0.83	**2020s**
2050s	0.67	0.92	1.33	1.75	2.50	**2050s**
2080s	1.08	1.50	2.42	3.25	4.83	**2080s**
2100	1.25	1.83	3.00	4.17	6.25	**2100**

	MHHW+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	2.46	2.46	2.46	2.46	2.46
2020s	2.63	2.79	2.96	3.13	3.29
2050s	3.13	3.38	3.79	4.21	4.96
2080s	3.54	3.96	4.88	5.71	7.29
2100	3.71	4.29	5.46	6.63	8.71

	1%+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	10.00	10.00	10.00	10.00	10.00
2020s	10.17	10.33	10.50	10.67	10.83
2050s	10.67	10.92	11.33	11.75	12.50
2080s	11.08	11.50	12.42	13.25	14.83
2100	11.25	11.83	13.00	14.17	16.25

	0.2%+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2020s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2050s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2080s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2100	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	0	1
Cellar	6	5.6
Ground Floor	15	14.6
C	0	0
D	0	0
E	0	0
F	0	0
G	0	0
H	0	0
DFE	14.60	14.60

SLR (in)				
Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
0	0	0	0	0
2	4	6	8	10
8	11	16	21	30
13	18	29	39	58
15	22	36	50	75

NOAA Tide Station Data

(to be used only when a site survey is unavailable)

Station ID	*Station Name*	*Source MHHW (Feet, NAVD88)**	*Adjusted MHHW (Feet, NAVD88)**
8518687	Queensboro Bridge	2.27	2.60
8530095	Alpine	2.11	2.44
8516614	Glen Cove	3.72	4.05
8516990	Willets Point	3.72	4.05
8518639	Port Morris	3.33	3.66
8518699	Williamsburg Bridge	2.14	2.47
8518750	The Battery	2.28	2.61
8531680	Sandy Hook	2.41	2.74
8518490	New Rochelle	3.71	4.04
8531545	Keyport	2.66	2.99
8516891	Norton Point	2.08	2.41
8517201	North Channel	2.72	3.05
8517137	Beach Channel	2.10	2.43
8517756	Kingsborough	2.13	2.46
8519436	Great Kills	2.22	2.55
8531142	Port Reading	2.82	3.15
8519483	Bergen Point	2.56	2.89
8519050	USCG	2.28	2.61
8518902	Dyckman St	2.01	2.34
8517251	Worlds Fair Marina	3.59	3.92
8518668	Horns Hook	2.54	2.87
8518643	Randalls Island	2.60	2.93
8518526	Throggs Neck	3.68	4.01

* MHHW values include an addition 0.33 feet to account for changes in sea level since the 1983-20(

Attachment 3:

LPC Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: COYLE STREET REZONING
Date Received: 9/10/2020

Properties with no Architectural or Archaeological significance:

1) 2134 COYLE STREET, BBL: 3073670011
2) 2156 COYLE STREET, BBL: 3073670029

Gina Santucci 9/17/2020

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35170_FSO_DNP_09172020.docx

Attachment 4:

Jamaica Bay Watershed Protection Plan
Project Tracking Form

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: 24DHS009K 1a. Modification ☐
2. Project Name: Coyle Street Families with Children Transitional Residence
3. Project Description:

The NYC Department of Homeless Services is proposing to enter into a long-term contract with the not-for-profit organization Westhab to operate a transitional residence for up to 175 families with children in a new 7-story building to be constructed at 2134 Coyle Street in Sheepshead Bay, Brooklyn.

4. Project Sponsor: New York City Department of Homeless Services
5. Required approvals: CEQR
6. Project schedule (build year and construction schedule): 2026

B. PROJECT LOCATION:

1. Street address: 2134 Coyle Street
2. Tax block(s): 7367 Tax Lot(s): 11
3. Identify existing land use and zoning on the project site: commercial
4. Identify proposed land use and zoning on the project site: community facility
5. Identify land use of adjacent sites (include any open space): commercial
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
Four one- and two-story commercial buildings	One 7-story, 110,265 sf building

7. Is project within 100 or 500 year floodplain (specify)? ☐ **100 Year** ☒ **500 Year** ☐ **No**

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): 15,000 sf (approx.)
2. Will soil be removed (if so, what is the volume in cubic yards)? TBD
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): Urban Land-Flatbush complex (UFA)
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

   The site is at an elevation of approximately 14.5 feet (NAVD88).

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☒ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☒ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☒ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☒ **Yes** ☒ **No**

   If YES, estimate quantity, area and duration of application.

   Rodenticides may be used at locations throughout the site during construction.
5. Will additional lighting be installed? ☒ **Yes** ☐ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

   The site is located more than 400 feet away from open space or natural areas.

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	34,350 sf	26,039 sf
Pavement/walkway:	7,730 sf of open parking and loading	9,961 sf
Grass/softscape:	6,280 sf	0
Other (describe):		
2. ***Wetland*** (regulated or non-regulated) area and classification:	None	None
3. ***Water surface area:***	None	None

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

Stormwater is collected from roofs and the parking area and fed into the local separate sewered system, with an outfall into Sheepshead Bay.

Proposed – describe, including any infrastructure improvements necessary off-site:

Stormwater would be collected and treated before being conveyed to the outfall for discharge into Sheepshead Bay. All applicable permits and approvals will be obtained before the outfall connection.